

HISTORIC CONSERVATION BOARD AGENDA

Monday, November 9, 2020

at 3:00 pm

Due to the ongoing COVID-19 pandemic, there have been important changes to hearing procedures and rules for participation. To comply with social distancing, this hearing will be conducted through a virtual/remote platform. Please visit www.cincinnati-oh.gov/boards to learn more about attendance and participation in virtual hearings.

CALL TO ORDER

DISCUSSION ITEMS

-
- | | | |
|----------------|---|---|
| Item 1. | 1208 CENTRAL
PKWY | The applicant requests a Certificate of Appropriateness to rehabilitate an existing structure, including alterations to the lower and upper roof decks, shade structure, pergola and wall addition in the Over-the-Rhine Historic District. |
| | Applicant: HUMAN NATURE, INC
Owner: STUFFED REALTY LLC | |
| | Staff Report: BETH JOHNSON | |
-
- | | | |
|----------------|--|---|
| Item 2. | 12 GREEN ST | The applicant requests a Certificate of Appropriateness to rehabilitate an existing structure, including the demolition of rear porch, façade changes, new windows and doors, and roof deck in the Over-the-Rhine Historic District. Additionally, the applicant requests zoning relief related to rear setbacks. |
| | Applicant: SPAHR DEVELOPMENT, PLLC
Owner: AMBER & SHAHNAZ KH HASSAN | |
| | Staff Report: BETH JOHNSON | |
-
- | | | |
|----------------|--|---|
| Item 3. | 1713 MAIN ST | The applicant requests a Certificate of Appropriateness for the demolition of a non-contributing structure, and to construct a new single-family residence in the Over-the-Rhine Historic District. Additionally, the applicant requests zoning relief related to hillside overlay district permission, front yard setbacks, height and excavation. |
| | Applicant: DAFFIN OTR LLC
Owner: DAFFIN OTR LLC | |
| | Staff Report: BETH JOHNSON | |

OTHER BUSINESS

September 2020 COA Staff Approvals

ADJOURN

APPLICATION FOR CERTIFICATE OF APPROPRIATENESS HISTORIC CONSERVATION BOARD PUBLIC HEARING STAFF REPORT

APPLICATION #: COA2020041
APPLICANT: Human Nature
OWNER: Stuffed Realty LLC
ADDRESS: **1208 Central Parkway**
PARCELS: 081-0003-0124
ZONING: CC-A
OVERLAYS: Over the Rhine Historic District
COMMUNITY: Over the Rhine
REPORT DATE: October 13, 2020
STAFF REVIEW: Beth Johnson, Urban Conservator

Nature of the Request

The request is for a Certificate of Appropriateness for a roof deck and enclosed roof addition on the lower roof, stairwell enclosure, other roof top finishes, and a a metal mesh wall on the side rear façade.

Existing Conditions:

1208 Central Parkway is a two story Italiante brick building with highly decorative window woods and bracketed Cornice. It is on the south side of Wade Street next to a vacant lot.

Proposed Conditions:

The proposal is for finished to the top roof deck to include planters and furniture, finishes to the lower rear deck and for an enclosed roof addition at this portion of the roof. This addition is glass and metal. Included in the additions are a wall and enclosure at the staircase from the top roof deck to the lower roof deck. A metal mesh wall on the side/rear is proposed at the rear/side of the building.

Applicable Zoning Code Sections:

HCB authority: [Section 1435-05-4](#)
Variance Standard: [Section 1445-13](#) General Standards: Public Interest
[Section 1445-15](#) Standards for Variances
Overlays: [Section 1435](#) Historic Preservation
Historic District/Reg: Over the Rhine Historic District
COA Standard: [Section 1435-09-2](#) COA; Standard of Review



Figure 1: Image of 1208 Central Parkway from Central Parkway. Image from Google.



Figure 2: Image of 1208 Central Parkway from Grant Street looking at the lower roof deck and rear side wall. Image from Google.



Figure 2: Location of 1208 Central Parkway Image from CAGIS.

Previous Review: June 2020 approval of the top roof deck addition.

Certificate of Appropriateness Review:

This project substantially meets the guidelines for the Over-the-Rhine Historic Conservation Overlay zone for decks.

SITE IMPROVEMENTS

4. Decks: Wood decks should be stained or painted. Rooftop decks should not be highly visible from the principal façade. Metal balconies should not be discouraged.

5. Roofs: Chimneys, dormers or towers and other architectural features that give the roofline of an existing building its identifying character should be preserved. Most of the buildings in Over-the-Rhine have flat or single-pitch roofs. The addition of vents, skylights, and roof top utilities should be inconspicuously placed or screened where necessary. Retain and repair the original roof materials such as slate, which is common on churches, institutional buildings and buildings with mansard roofs, and standing

seam metal roofs, which are common on smaller buildings with gable roofs. Do not use wood shakes and plastic roofing products, which are inappropriate materials in Over-the-Rhine. Simulated slate may be approved on case-by-case basis.

The building is a 2 story building oriented toward Central Parkway. It has a flat roofs at multiple levels. The proposed deck under review and roof top addition are on the lower roof behind the main building.

On both the upper deck which was approved at the June 2020 meeting and the lower rear roof deck, the proposal includes planters and other finished and furniture. The planters are not permanently affixed and are appropriate size and placement.

ADDITIONS INTENT AND GENERAL GUIDELINES

1. Additions are allowed and should follow new construction guidelines. They should be compatible in character with the original. They should be sympathetic but not imitative in design.
2. Additions should be designed to relate architecturally to adjacent buildings in general and to the building they are a part of in particular.
3. Additions should not overpower the original building.
4. The appropriateness of design solutions will be based on balancing the program needs of the applicant with 1) how well the proposed design relates to the original building and neighboring buildings and 2) how closely the proposal meets the intent of these general guidelines and the specific guidelines for new construction.

The addition will be visible from Grant Street, but will not be visible from Central Parkway. The addition is placed against the building and away from the edge of the roof. The materials of black metal and glass make it minimal and in keeping with the style and material of the contributing building. The addition is small and does not overwhelm or detract from the building.

There is also an addition along the previously approved staircase from the upper deck to the lower deck that includes a covered are for the doorway and two “walls” screens that march the addition. These are simple additions, do not detract from the architecture or the main building.

The final addition in this proposal is for a rust colored perforated meta/Corten panel wall. This addition is desired to prevent access to the staircase case for protection and security of the property. Staff finds this an acceptable addition as the color blends into the wall as this is a utilitarian portion of the property with a loading dock, it doesn’t mask or detract from the architecture of the building and also helps to mask the prominence of a garage door along a street.

Other Considerations:

Prehearing Results: A virtual pre-hearing was held on October 21, 2020. The applicants were present.

Comments Provided to Staff: No comments were provided to staff.

Recommendation:

Staff recommends the Historic Conservation Board take the following actions:

I. CERTIFICATE OF APPROPRIATENESS

- A. **APPROVE** a Certificate of Appropriateness for the construction of a roof deck per plans submitted by Human Nature dated 9/25/2020.
 - 1. The building permit must be issued within 2 years or the COA shall expire.
- B. **FINDING:** The Board makes this determination per Section 1435-09-2:
 - 1. The proposed project substantially conforms to the Over-the-Rhine Historic Conservation Guidelines.
 - 2. The addition is minimally visible from Grant Street and is not visible from Central Parkway.
 - 3. The addition is simple and compatible to the architecture, style and materials of the main building.
 - 4. The wall is simple and does not detract from the building.

ADJUDICATION/DENIAL LETTER

Date: September 14, 2020

Location: 1208 Central Parkway

Request: Roof Deck enclosure, wall addition

Zoning District: CC-A/Over-the-Rhine Historic District

The City of Cincinnati appreciates receiving your information regarding your proposed project. The purpose of this letter is to inform you that your proposed project will be required to get a Certificate of Appropriateness from the Historic Conservation Board as it is within a local historic district.

All documents **that are checked** on the Documents Required for Historic Conservation Board Review are a required part of the submission and the submission will not be considered complete unless all of these documents are included. Please submit **only** 3 copies application and all documents that are required. You will be required to submit 10 copies of the packet closer to the date of the Historic Conservation Board meeting. When you submit the copies of the application, the Documents Required Sheet must be submitted as well. **A \$621.68 fee is required with the submission as well.** All deadlines for upcoming Historic Conservation Board hearings can be found at <https://www.cincinnati-oh.gov/buildings/historic-conservation/historic-conservation-board/>. **Applications must be submitted no later than 3pm on the deadline date.**

The applications and documents required will be turned into the *Law Department- Office of Administrative Boards*. Their office is located on the 5th floor of 805 Central Avenue in the Permit Center. Applications can be turned in **no later than 3pm on the deadline date**. You must contact Kasandra Maynes at 513-352-1559 or Kasandra.Maynes@cincinnati-oh.gov for submittal.

You may also contact me at the information listed below with historic conservation or zoning questions, concerns or to make an appointment.

Sincerely,



Beth Johnson

Urban Conservator

(p): 513-352-4848

(e): beth.johnson@cincinnati-oh.gov

CINCINNATI'S HISTORIC CONSERVATION OFFICE



Documents Required for

Historic Conservation Board Review

The Historic Conservation Office will provide this list with the required items checked off once an Adjudication/Denial letter is issued.

- ☐ 3 complete hard copies at the time of application.
- ☐ All drawings formatted to 11x17 or 12x18.
- ☐ Digital copy in PDF format provided on CD, USB drive, or emailed to beth.johnson@cincinnati-oh.gov
- ☐ Adjudication/Denial Letter and this checklist
- ☐ Certificate of Appropriateness Application Form
- ☐ A letter/narrative statement of intent and how the project meets the applicable Historic Conservation Guidelines
- ☐ Zoning Hearing Examiner Application Form
- ☐ A letter/narrative statement required in Section 6 of the Zoning Hearing Examiner Application
- ☐ The Hamilton County Auditors record or other documentation showing property ownership
- ☐ A letter/email of permission from owners, lease, contract to purchase or other agreement demonstrating the applicant or owner's legal basis to seek the COA or Zoning Relief
- ☐ A list of the applicants' witnesses and expert witnesses who you expect to testify at the hearing or legal counsel, if any
- ☐ 8 business days before the hearing date 10 hard copies and a digital copy in one pdf or for the final board packet. Drawings must be formatted and retain the proper scale in 11x17 or 12x18.
- ☐ Other Documents or information applicant wants to present for their case
- ☐ Non-Refundable Application Fee. Checks made payable to the City of Cincinnati. \$ 621.68

All Drawings and Plans must include the following

- ☐ A graphic scale required on all drawings
- ☐ North arrows on all site, context and floor plans
- ☐ Elevations labeled with North, South, East West, front, side and rear labels
- ☐ Street names labeled
- ☐ Date and/or revision dates

Architectural Drawings and Plans

- ☐ An index of drawings located on the first sheet
- ☐ Context Map showing the building within at least a block of context
- ☐ Existing and proposed site plans including
 - Parcel/boundary lines
 - Building footprints and dimensions labeled
 - Setback dimensions from all property lines labeled
 - Existing and proposed principal and accessory buildings, including location, dimensions, and height labeled;
 - All properties and their structures immediately adjacent to the site
- ☐ Existing and proposed elevation drawings
 - Total Height from grade to top of the building
 - Total height- ASL (Above Sea Level)
 - Materials labeled
- ☐ Existing and proposed floor plans and roof plans (with chimney locations)
 - Residential and Commercial Spaces labeled. Residential Spaces must be numbered.
 - Square feet of commercial spaces listed

- Location of trash storage and Utilities
- ☐ Site section and/or Site elevations including any adjacent properties
- ☐ Driveways, sidewalks, walkways, terraces, and other paved surfaces
- ☐ Existing and proposed accessory structures, including walls, fences, porches, lighting, signs, and other site improvements;
- ☐ Existing and proposed landscape areas and materials, if proposed to be altered;
- ☐ Proposed materials, textures, and colors. Include Make, model and series for proposed materials
- ☐ Labeled photos of all sides of the building and a 1 block streetscape context in all directions
- ☐ Site line drawings for any roof additions.
- ☐ A color rendering, axonometric drawings and/or perspective of the proposed construction (required on infill projects)

Required if applicable to the project

- ☐ Historic Sanborn Maps of the site
- ☐ Window brochures and cut sheet
- ☐ Roof product information (brochure)
- ☐ Garage door brochures
- ☐ Sample materials or color samples. _____
- ☐ Fence drawings of style, fence brochures or photo of a sample fence
- ☐ Signs; drawings, photo showing the sign on the building, mounting info, materials, colors and illumination
- ☐ Mature tree removal requires a letter from an arborist stating its poor health
- ☐ All written correspondence submitted by the applicant and other affected persons
- ☐ Tentative project schedule
- ☐ Egress Plan/Route to Building Code Compliance (roof decks, multi-family developments)
- ☐ _____
- ☐ _____
- ☐ _____

Demolition (full or partial) for Historic Conservation Districts and Landmarks

- ☐ Demolition Case Sheet and all required information listed on the sheet unless otherwise not required by the Urban Conservator in writing and provided with application.
- ☐ Statement of plans for the property after demolition.

Hillside Overlay Zone (CZC § 1433)

- ☐ A development plan, accompanied by a property survey, showing existing vegetation and proposed development, and where applicable, streets, drives, parking areas, walkways, heights of structure(s), location of structures, elevation and setback of proposed buildings, drainage, existing contours and proposed grading and new landscaping plans, proposed uses and square footage of uses and recreational facilities;
- ☐ A preliminary geotechnical evaluation;
- ☐ A determination of the maximum building envelope;
- ☐ Average slope/grade of the property; and
- ☐ Graphic illustrations demonstrating that the proposed improvement or new structure has not exceeded the maximum building envelope

For additional questions contact Beth Johnson, Urban Conservator at 513-352-4848 or beth.johnson@cincinnati-oh.gov

Note: The aforementioned information is general in nature. Additional information may be required by the Urban Conservator once the application is submitted. Please use this list to plan for the potential documents that could be required for a submission.



II Centennial Plaza
805 Central Avenue, Suite 500
Cincinnati, Ohio 45202
Monday- Friday 7:30 am—4 pm
(513) 352-4848
Urban.Conservator@Cincinnati-OH.gov

Office Use Only

Application #: _____
Date Accepted: _____
☐ Staff Review ☐ Board Review
☐ Paid: _____
Date Perfected: _____
Hearing Date: _____

CERTIFICATE OF APPROPRIATENESS APPLICATION

SUBJECT PROPERTY

Site Address: _____
Hamilton Co. Parcel ID No.: 081-0003-0124-00 Zoning District: _____
Historic District: _____ Overlay District: _____

PRIMARY CONTACT INFO ☐ PROPERTY OWNER ☐ OTHER _____ (AGENT, ATTORNEY, ARCHITECT, ETC.)

Name: _____
Contact Person (if legal entity): _____
Address: _____
City: _____ State: _____ Zip Code: _____
Phone: _____ E-mail: _____

PROPERTY OWNER INFO ☐ SAME AS ABOVE

Name: _____
Contact Person (if legal entity): _____
Address: _____
City: _____ State: _____ Zip Code: _____
Phone: _____ E-mail: _____

CERTIFICATE OF APPROPRIATENESS (SELECT ALL THAT APPLY)

☐ New Construction ☐ Alteration ☐ Demolition

Provide a very brief summary of the project:

ZONING RELIEF ☐ Yes ☐ No

Provide a very brief summary of the zoning relief requested:

SUBMISSION REQUIREMENTS & REQUIRED ATTACHMENTS

Demolition requests must include all required demolition forms.

All applications that include requests for zoning relief must include a zoning hearing application.

All persons seeking historic tax credits must provide a copy of their approved part II tax credit application.

I certify that all statements and documents that I provide with reference to this application are accurate, complete, and true to the best of my knowledge and belief. I further acknowledge that my application shall be deemed incomplete for my failure to timely comply with any requirement of this application, which non-compliance may result in delays in the scheduling and resolution of my application.

Applicant Signature: _____ Date: _____



September 24, 2020

Kassandra Maynes

Law Department Office of Administrative Boards
1208 Central Parkway
Statement of Intent – HCB Board Review

Owner:

Stuffed Realty LLC

Issued By:

*Christopher Manning
Human Nature, Inc.
990 St. Paul Drive
Cincinnati, OH 45206*

Please find our application attached with a set of drawings as reference/support and other required materials. We would like to present to the Board on November 9, 2020.

1208 Central Parkway was built in 1927 and served for some time as a film storage facility, a manufacturing facility for printed marble tiles, and now houses a sports analytics company. The owners are making a significant investment in the building to further the vitality of the historic property. The architect of record for the roof decks is Jose Garcia. The architectural improvements have already been reviewed and approved by HCB. His architectural drawings and plans are included with this application, along with our drawings for the proposed roof deck amenities and emergency stair safety screen. The proposed improvements compliment the architectural intent of the design and maintain the historic building as the primary focus. They are also context-sensitive, considering adjacent land uses and views from the street. Overall, the design is non-intrusive, with simple detailing, with the intent to not compete with the historic detailing on the existing building.

Thank you for your consideration,

Christopher H. Manning, FASLA
Co-Founder/Principal/Landscape Architect





Online Property Access

| < First << Prev Next >> Last > | **RETURN TO SEARCH LIST** Property 1 of 1
Parcel ID
 081-0003-0124-00

Address
 CENTRAL PKWY

Index Order
 Parcel Number

Tax Year
 2019 Payable 2020
Property Information

Tax District	001 - CINTI CORP-CINTI CSD	Images/Sketches 
School District	CINCINNATI CSD	
Appraisal Area	Land Use	
01800 - OVER THE RHINE	480 - COMMERCIAL WAREHOUSE	
Owner Name and Address	Mailing Name and Address	
STUFFED REALTY LLC 5400 KENNEDY AVE CINCINNATI OH 45213 (call 946-4015 if incorrect)	STUFFED REALTY LLC 5400 KENNEDY AVE CINCINNATI OH 45213 (call 946-4800 if incorrect)	
Assessed Value	Effective Tax Rate	Total Tax
0	96.465895	\$0.00
Property Description CENTRAL PKWY 0.366 AC		

Appraisal/Sales Summary

Year Built	
Total Rooms	
# Bedrooms	
# Full Bathrooms	
# Half Bathrooms	
Last Sale Date	11/15/2019
Last Sale Amount	\$0
Conveyance Number	220261
Deed Type	BS - Boundary Survey (EX)
Deed Number	
# of Parcels Sold	1
Acreage	0.366

Tax/Credit/Value Summary

Board of Revision	No
Rental Registration	No
Homestead	No
Owner Occupancy Credit	No
Foreclosure	No
Special Assessments	No
Market Land Value	0
CAUV Value	0
Market Improvement Value	0
Market Total Value	0
TIF Value	0
Abated Value	0
Exempt Value	0
Taxes Paid	\$0.00
Tax as % of Total Value	0.000%

Notes

**2019 11/15 CG-PER B/S FOR TY 2020 VOID PARS 81-3-68,69,70 & 71/NEW PAR 124

I Want To...
 Start a New Search
 Email the Auditor
 View the Online Help
 Auditor's Home
View:
 Property Summary
 Appraisal Information
 Levy Information
 Transfer
 Value History
 Board of Revision
 Payment Detail
 Tax Distributions
 Images
 Special Assessment/Payoff
 Tax Lien Certificates
 CAGIS Online Maps
 Aerial Imagery
 Owner Names
Print:
 Current Page
 Property Report

September 21, 2020

HUMAN NATURE INC.

Chris Manning

THE EXCHANGE BUILDING DECKS-PFF/HCB

Dear Chris and Ryan-

Thank you in advance for submitting the proposal for the lower and upper decks on 1208 and 1216 East Central Parkway, Cincinnati, OH on our behalf to the Historic Conservation Board. Cris and I would both like to virtually attend the meeting if possible. Should you need anything else from us please ask. The application check should be at your offices.

Sincerely,

Holly Collinsworth 859 653-1736

Stuffed Realty LLC Owner

SINCERELY,



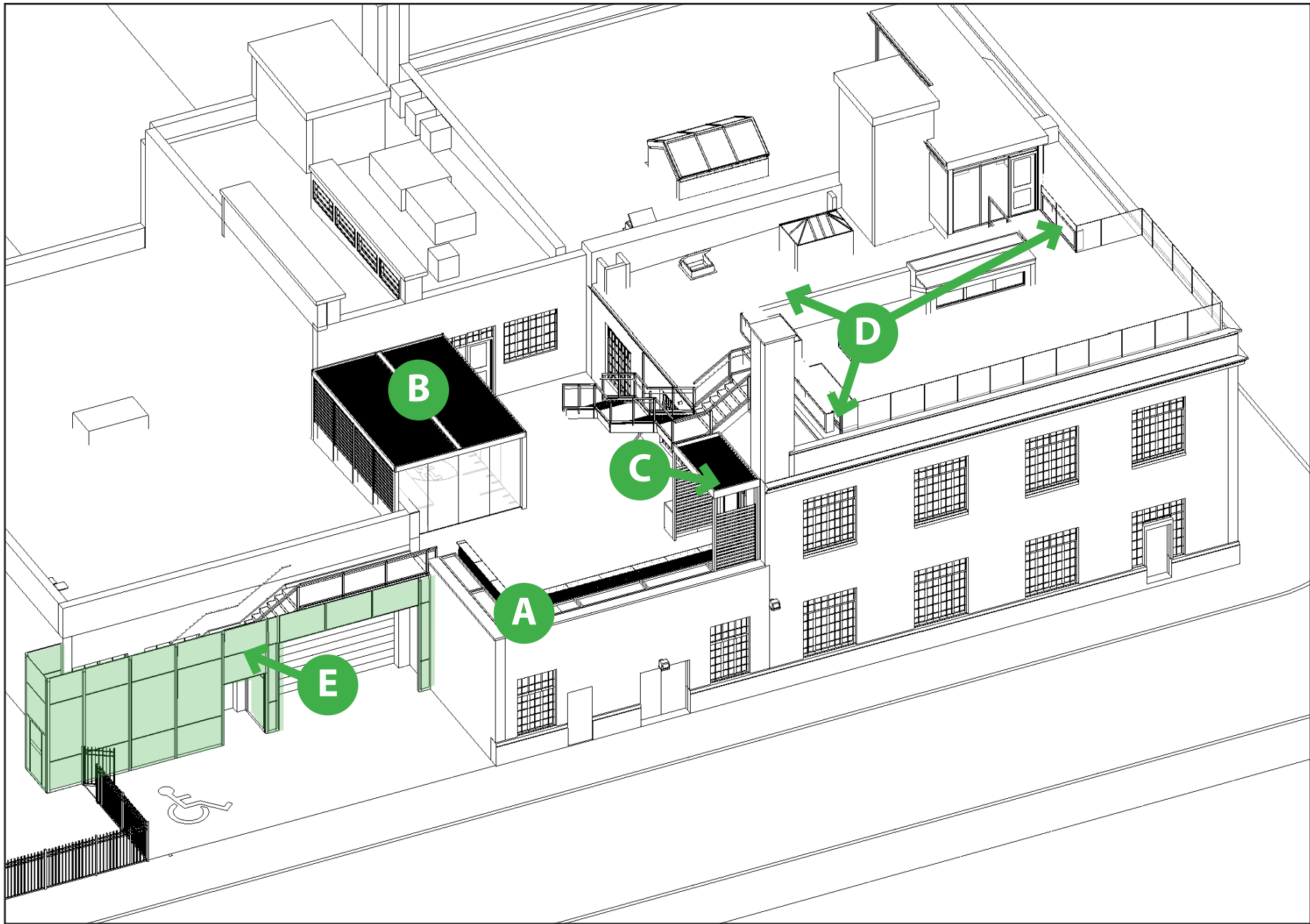
September 24, 2020

Historical Conservation Board, November 9, 2020 Hearing

Property: 1208 Central Parkway

Witness List

Christopher Manning, Principal/Owner, Human Nature, Inc.
Ryan Geismar, Sr. Landscape Architect, Human Nature, Inc.
Cris Collinsworth, Owner
Holly Collinsworth, Owner



Previously HCB-approved drawings serve as “existing conditions.”
In proposed drawings, only modifications are labeled.

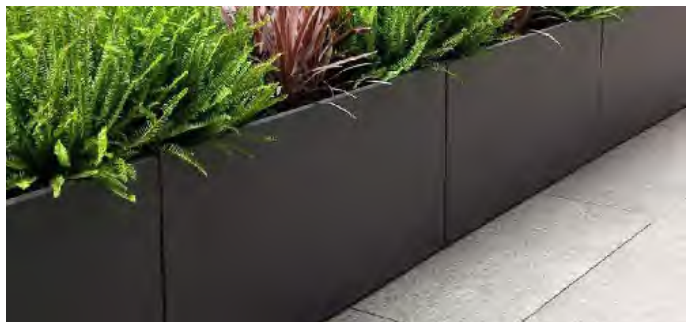
VISIBLE PROPOSED MATERIALS



A LANDSCAPE FORMS “JESSIE” RAIL
Black powder-coated steel posts &
infill panel; aluminum ledge



B CAMARGUE RENSON
Black powder-coated metal
shade structure w/ glass panels &
C custom louvered pergola



D DECO PLANTER
Black powder-coated aluminum planter
12” Wide x 24” tall x variable length
000015



E CORTEN WEATHERING STEEL
PERFORATED PANELS

SHEET LIST

SK-002	SITE CONTEXT
SK-003	STREETSCAPE PHOTOS
SK-004	EXISTING BUILDING PHOTOS
SK-005	ROOF DECK VIEWS
SK-100-E	EXISTING SITE PLAN
SK-100	HCB-APPROVED SITE PLAN
A-104-P2	ROOF PLAN
LA-100-P1	PROPOSED SITE PLAN
LA-100-P2	PROPOSED MODIFICATIONS
LA-101-P	AXONOMETRIC
SK-201	HCB-APPROVED WEST ELEV.
LA-201-P	PROPOSED WEST ELEVATION
SK-202	HCB-APPROVED NORTH ELEV.
LA-202-P	PROPOSED NORTH ELEVATION
SK-203	HCB-APPROVED EAST ELEV.
LA-203-P	PROPOSED EAST ELEVATION
SK-204	HCB-APPROVED SOUTH ELEV.
LA-204-P	PROPOSED SOUTH ELEVATION
LA-205-P	LOWER ROOF DECK PROPOSED MODIFICATIONS
LA-206-P	UPPER ROOF DECK PROPOSED MODIFICATIONS
LA-207-E	STREET LEVEL 3D RENDERING EXISTING
LA-207-A	STREET LEVEL 3D RENDERING HCB-APPROVED
LA-207-P	STREET LEVEL 3D RENDERING PROPOSED
LA-208-E	STREET LEVEL 3D RENDERING EXISTING
LA-208-A	STREET LEVEL 3D RENDERING HCB-APPROVED
LA-208-P	STREET LEVEL 3D RENDERING PROPOSED
LA-209-P	PROPOSED CORTEN SECURITY PANELS

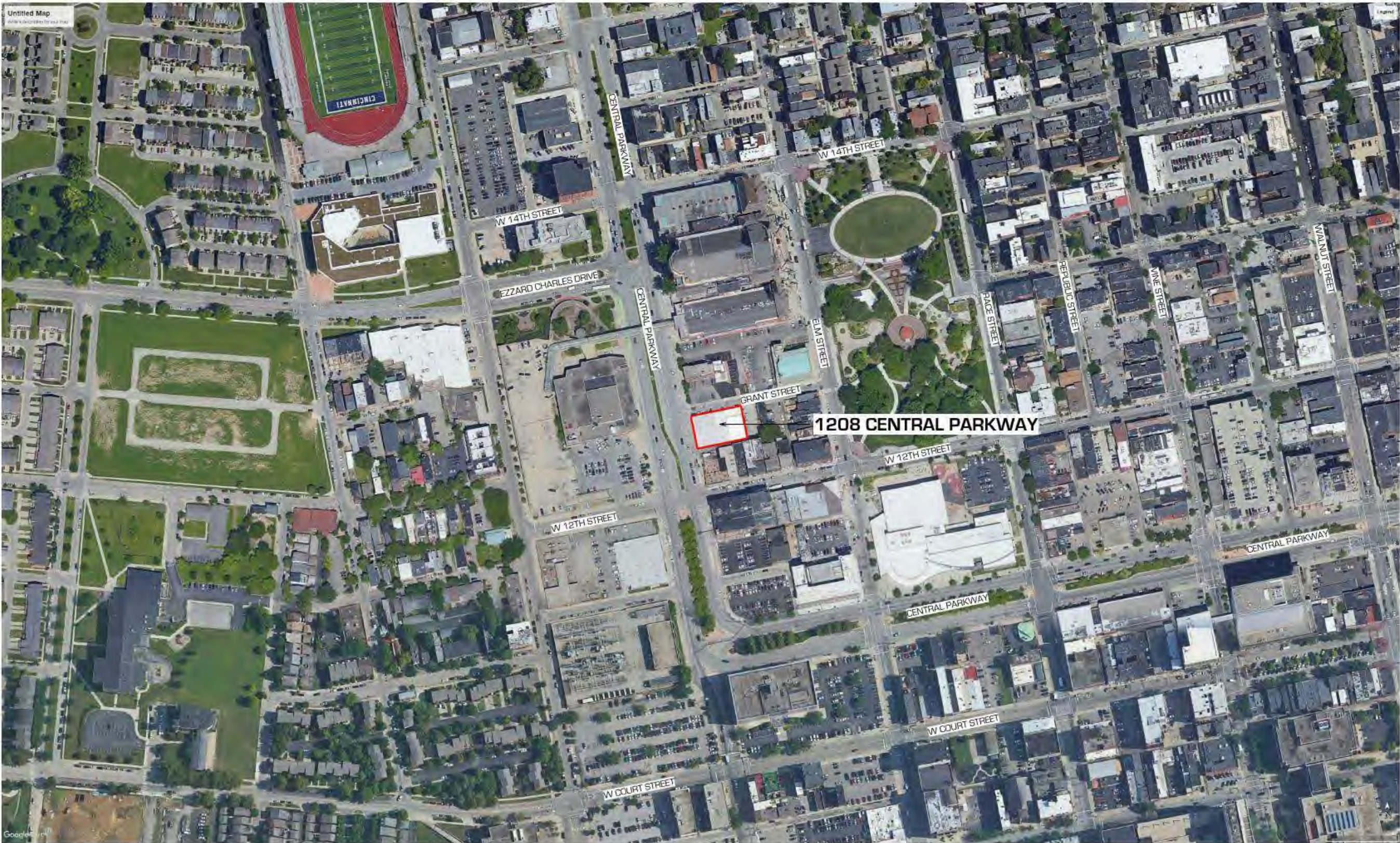
09/25/2020

1208CentralParkway

1208 Central Parkway
Cincinnati OH 45202

COVER SHEET

SK-001



1208 Central Parkway

1208 Central Parkway
Cincinnati, Ohio, 45202

DATE	DESCRIPTION

CONTEXT SITE

SK-002



STREETSCAPE- CENTRAL PARKWAY



STREETSCAPE - LOOKING NORTH



STREETSCAPE - LOOKING SOUTH



1223 CENTRAL PARKWAY PARKING LOT- ACROSS CENTRAL PARKWAY FROM FROM SITE



1223 CENTRAL PARKWAY- ACROSS CENTRAL PARKWAY FROM FROM SITE

DATE	DESCRIPTION



WEST ELEVATION



NORTH ELEVATION



SOUTH ELEVATION



EAST ELEVATION



NORTHWEST VIEW



SOUTHEAST VIEW



SOUTHWEST VIEW



NORTHWEST VIEW

JOSE GARCIA
DESIGN + CONSTRUCTION

DESIGNER
Jose Garcia Design
644 Clemmer Avenue
Cincinnati, Ohio 45219
(513) 751-1222

STRUCTURAL ENGINEER
Julie Cromwell & Associates, LLC
2114 Madison Rd, 2nd Floor
Cincinnati, Ohio 45206
(513) 218-6103

1208 Central Parkway
1208 Central Parkway
Cincinnati, Ohio, 45202

DATE	DESCRIPTION

EXISTING BUILDING
PHOTOS

SK-004



A.1
SOUTHBOUND ACROSS CENTRAL PARKWAY (145' & 50' FROM CORNER)

B.1
ACROSS CENTRAL PARKWAY (145')

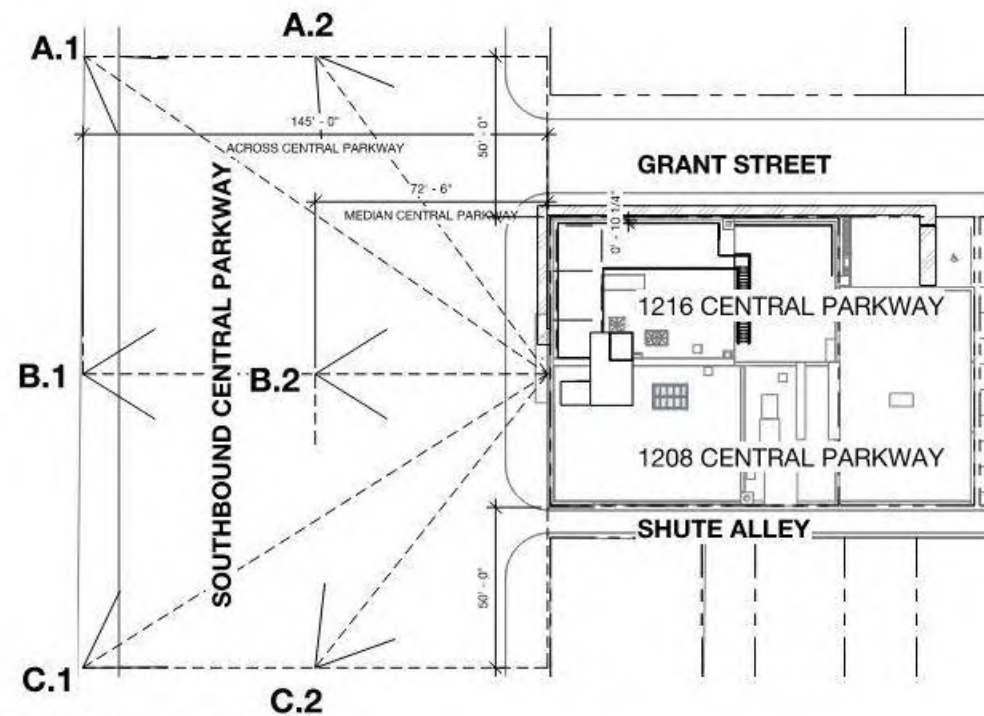
C.1
NORTHBOUND ACROSS CENTRAL PARKWAY (145' & 50' FROM CORNER)



A.2
SOUTHBOUND MEDIAN CENTRAL PARKWAY (72.5' & 50' FROM CORNER)

B.2
ACROSS CENTRAL PARKWAY (72.5')

C.2
NORTHBOUND MEDIAN CENTRAL PARKWAY (72.5' & 50' FROM CORNER)



1
SITE PLAN - VIEW KEY
1" = 30'-0"

1" = 30'-0"
SCALE
FEET

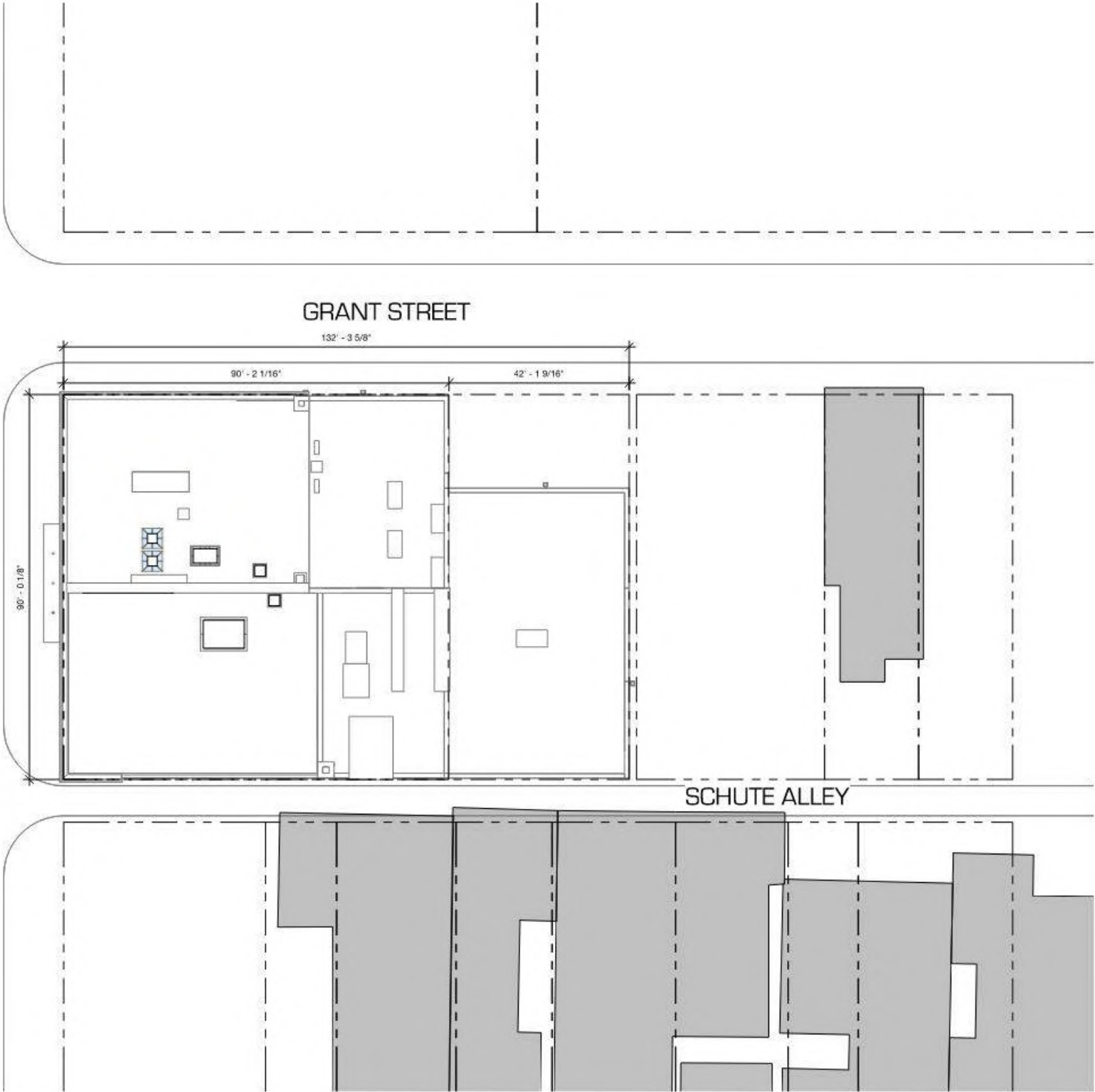


Already HCB-approved;
Serves as “existing conditions”

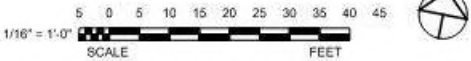
DATE	DESCRIPTION

Already HCB-approved;
Serves as “existing conditions”

CENTRAL PARKWAY



1 SITE PLAN-EXISTING
SK-100-E 1/16" = 1'-0"



JOSE GARCIA
DESIGN + CONSTRUCTION

DESIGNER
Jose Garcia Design
644 Ciemmer Avenue
Cincinnati, Ohio 45219
(513) 751-1222

STRUCTURAL ENGINEER
Julie Cromwell & Associates, LLC
2114 Madison Rd, 2nd Floor
Cincinnati, Ohio 45206
(513) 218-6103

1208 Central Parkway

1208 Central Parkway
Cincinnati, Ohio, 45202

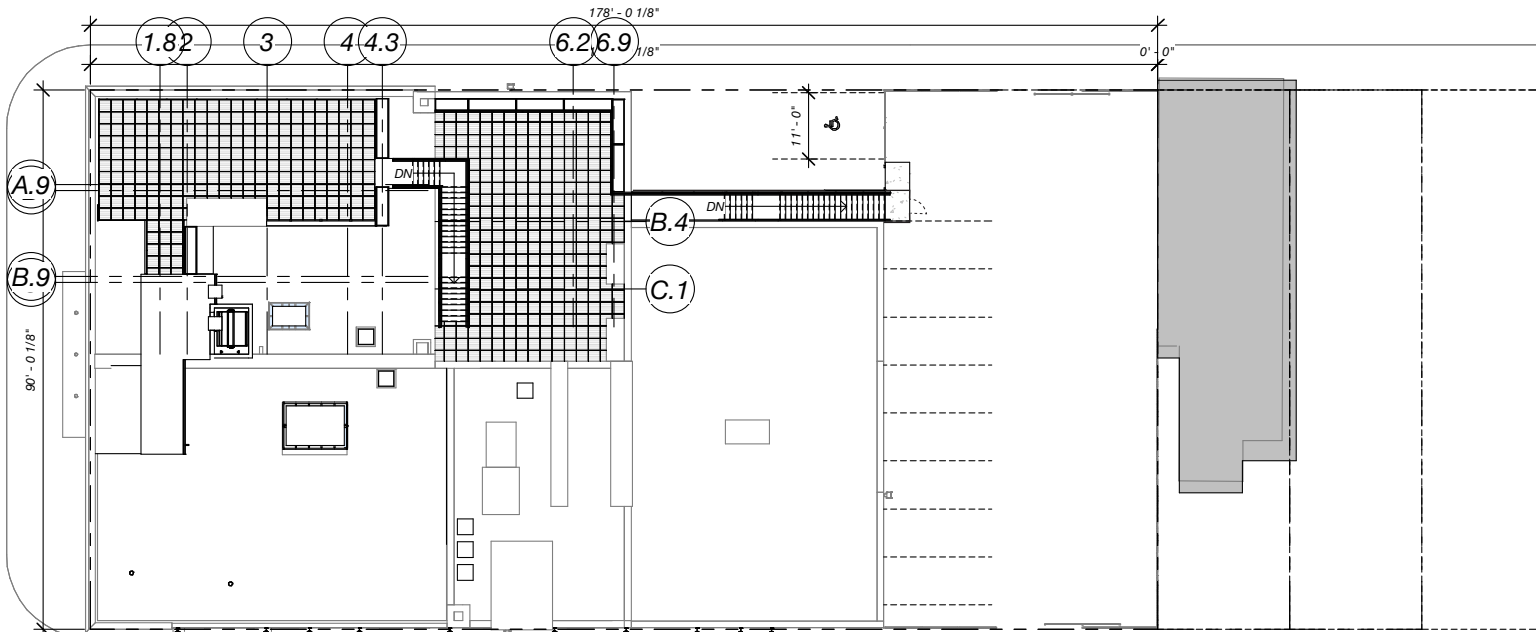
DATE	DESCRIPTION
EXISTING SITE PLAN	

SK-100-E

Already HCB-approved;
Serves as “existing conditions”

CENTRAL
PARKWAY

GRANT STREET



SCHUTE ALLEY

JOSE GARCIA
DESIGN + CONSTRUCTION

DESIGNER
Jose Garcia Design
644 Clemmer Avenue
Cincinnati, Ohio 45219
(513) 751-1222

STRUCTURAL ENGINEER
PHASE I
Julie Cromwell & Associates, LLC
2114 Madison Road, 2nd Floor
Cincinnati, Ohio 45208
(513) 218-6103

STRUCTURAL ENGINEER
PHASE II
Pinnacle Engineering
8180 Corporate Park Dr.
Cincinnati, OH 45242
(513) 984-1663

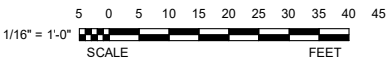
1208 Central Parkway
1208 Central Parkway
Cincinnati, Ohio, 45202

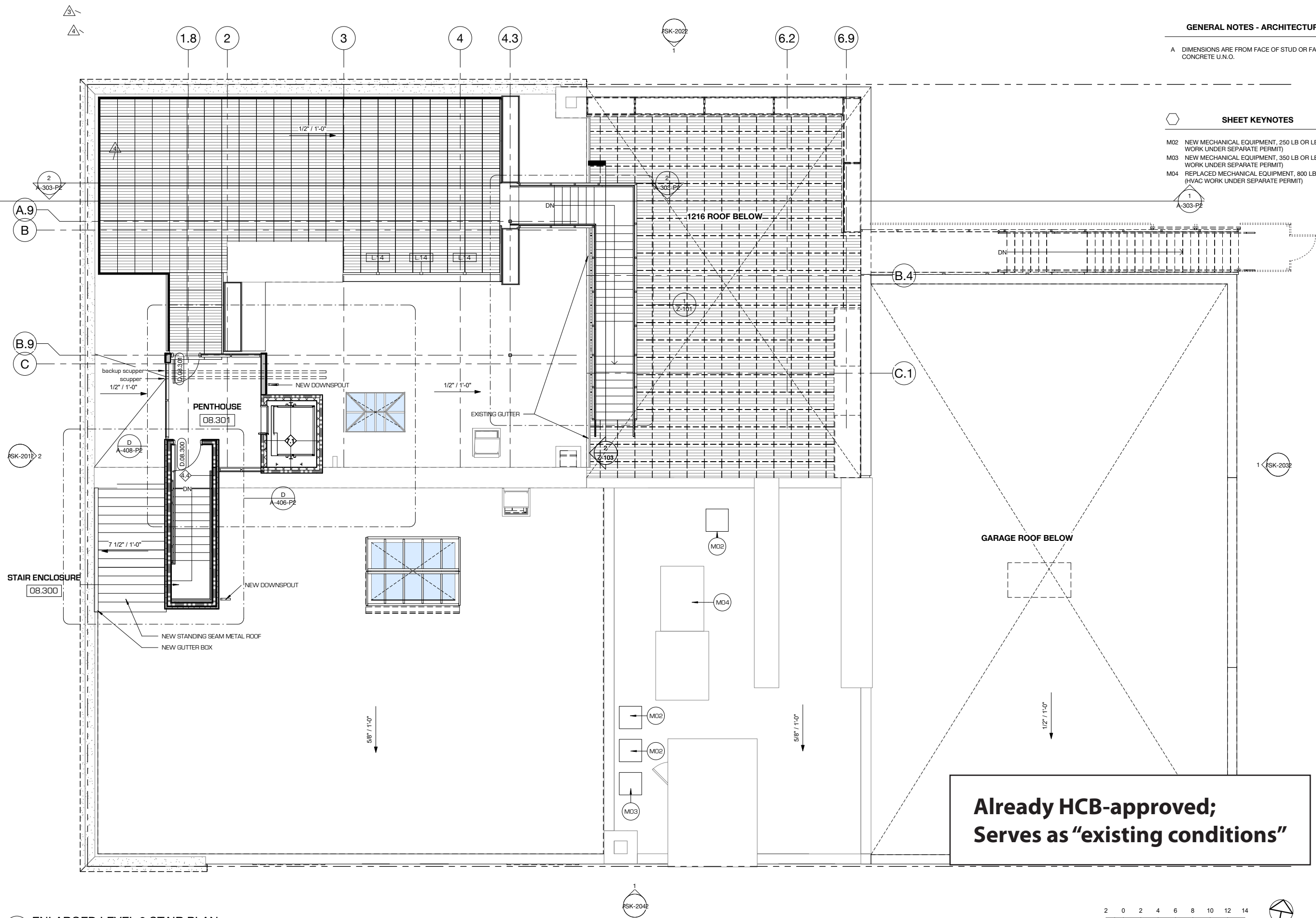
DATE	DESCRIPTION
03/20/2020	HCB REVIEW SUBMISSION

PROPOSED SITE PLAN

SK-100

1 SK-100 SITE PLAN-PROPOSED
1/16" = 1'-0"





GENERAL NOTES - ARCHITECTURAL

A DIMENSIONS ARE FROM FACE OF STUD OR FACE OF CONCRETE U.N.O.

SHEET KEYNOTES

- M02 NEW MECHANICAL EQUIPMENT, 250 LB OR LESS (HVAC WORK UNDER SEPARATE PERMIT)
M03 NEW MECHANICAL EQUIPMENT, 350 LB OR LESS (HVAC WORK UNDER SEPARATE PERMIT)
M04 REPLACED MECHANICAL EQUIPMENT, 800 LB OR LESS (HVAC WORK UNDER SEPARATE PERMIT)

JOSE GARCIA
DESIGN + CONSTRUCTION

DESIGNER

Jose Garcia Design
644 Clemmer Avenue
Cincinnati, Ohio 45219
(513) 751-1222

STRUCTURAL ENGINEER

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2114 Madison Road, 2nd Floor
Cincinnati, Ohio 45208
(513) 218-6103

STRUCTURAL ENGINEER

PHASE II

Pinnacle Engineering
8180 Corporate Park Dr.
Cincinnati, OH 45242
(513) 984-1663

1208 Central Parkway

1208 Central Parkway
Cincinnati, Ohio, 45202

DATE	DESCRIPTION
2020-01-27	2 NEW WORK PERMIT
2020-06-01	3 ADDENDUM 1
2020-06-15	4 ADDENDUM 2

ROOF PLAN

1 ENLARGED LEVEL 2 STAIR PLAN
A-104-P2 3/16" = 1'-0"

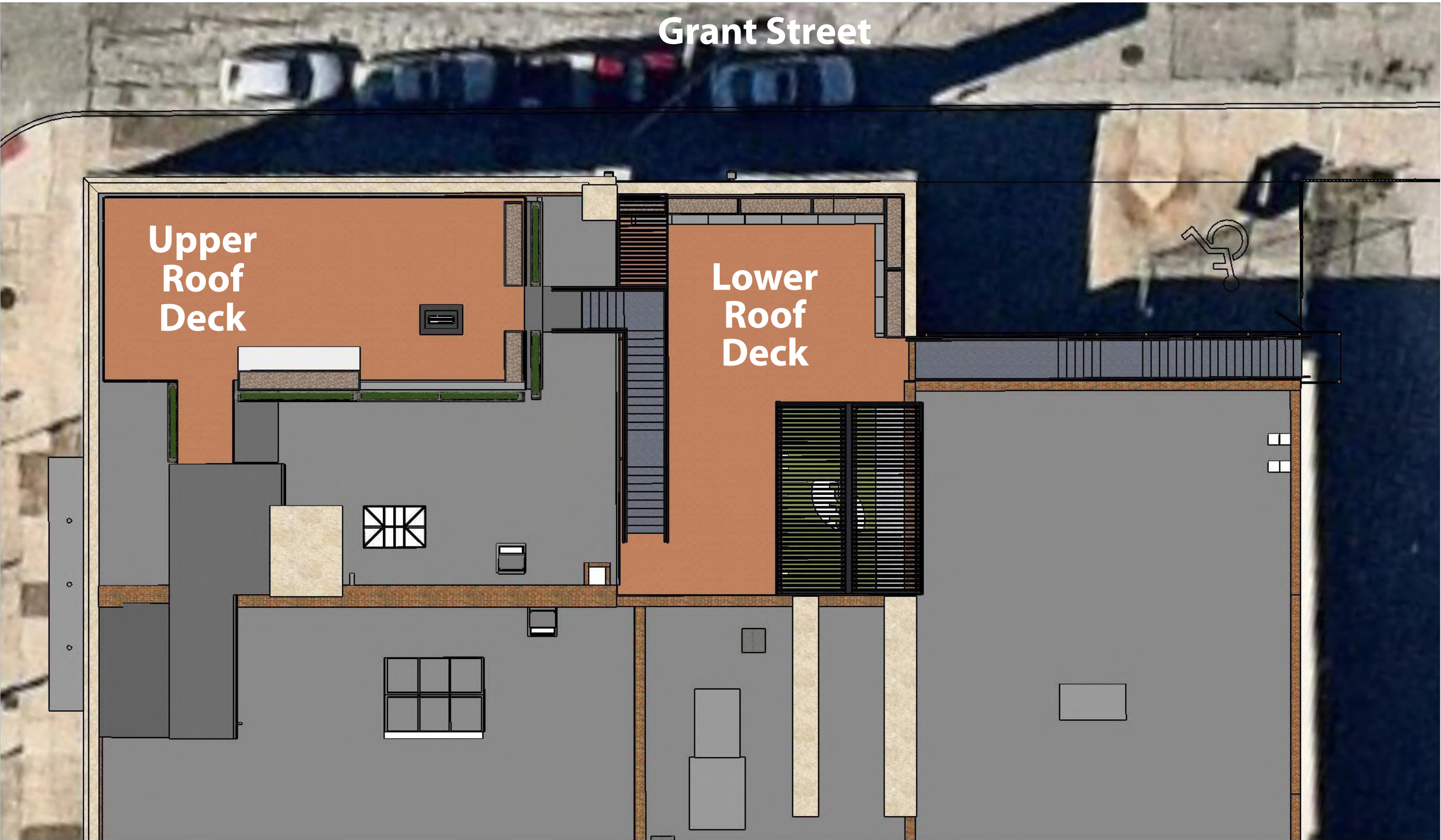
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000022

3/16" = 1'-0"
SCALE FEET



A-104-P2



PROPOSED PLAN
3/32" = 1'-0"



09/25/2020

1208CentralParkway

1208 Central Parkway
Cincinnati OH 45202

PROPOSED SITE PLAN

LA -100 P1

ALREADY APPROVED:

- final location (upper deck)
- glass railing (upper deck)
- metal railings (lower deck)
- planters (lower deck)
- the staircases

SEEKING APPROVAL FOR:

- A** modification to lower deck's metal railings
- B** louvered shade structure
- C** pergola
- D** additional planters (upper deck)
- E** secure paneling @ emergency stairs

Proposed Roof Terrace Enhancements

Central Parkway

Grant Street

Upper
Terrace**D****C**Lower
Terrace**B****A****E****1208CentralParkway**1208 Central Parkway
Cincinnati OH 45202

PROPOSED SITE PLAN

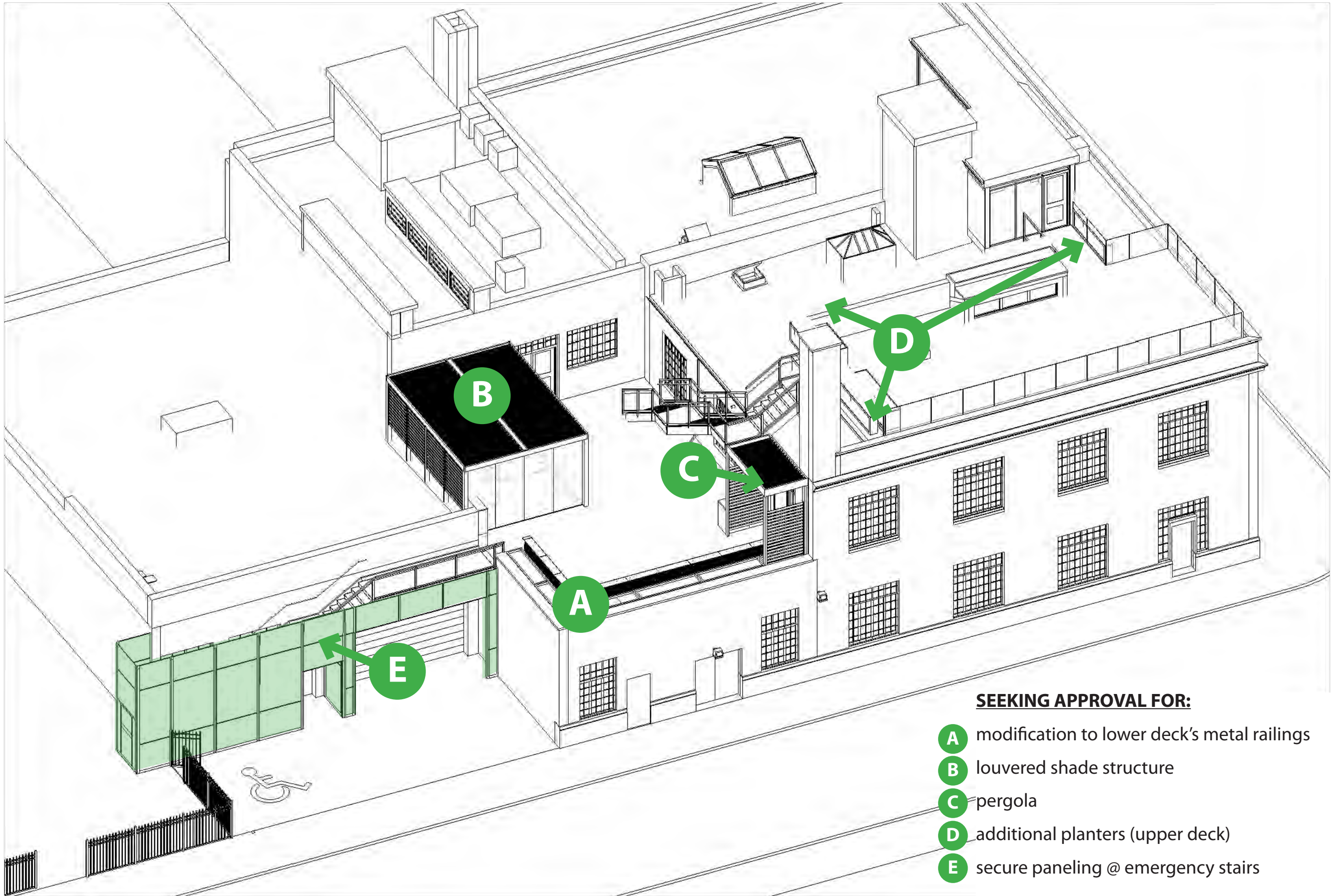
LA -100 P2

1208CentralParkway

1208 Central Parkway
Cincinnati OH 45202

AXONOMETRIC

LA -101 P



SEEKING APPROVAL FOR:

- A** modification to lower deck's metal railings
- B** louvered shade structure
- C** pergola
- D** additional planters (upper deck)
- E** secure paneling @ emergency stairs

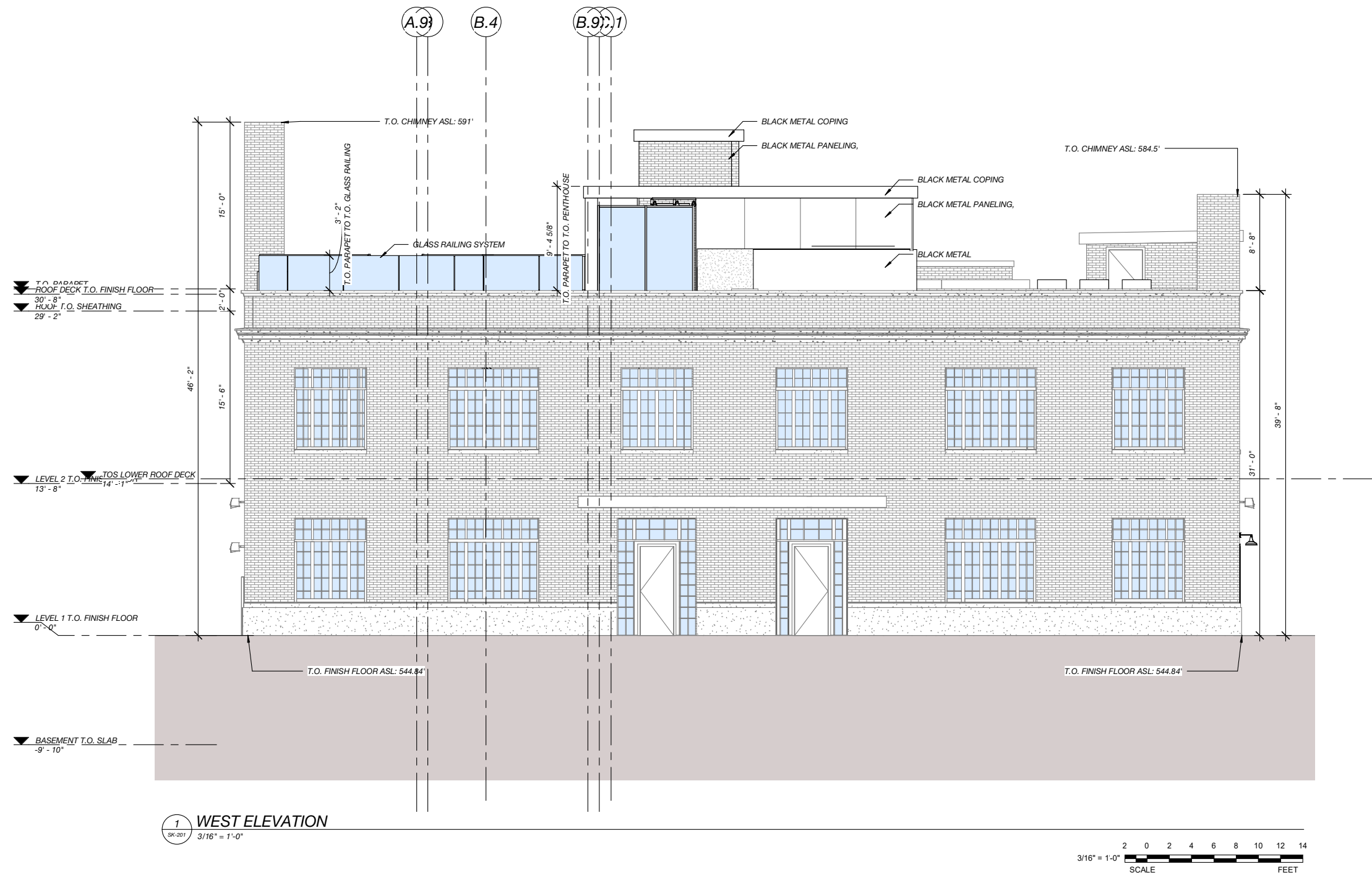
**Already HCB-approved;
Serves as “existing conditions”**



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1208 Central Parkway
1208 Central Parkway
Cincinnati, Ohio, 45202

DATE	DESCRIPTION
03/20/2020	HCB REVIEW SUBMISSION

HCB APPROVED WEST
ELEVATION

SK-201

Only modifications to HCB-
approved plans are labeled

09/25/2020

Proposed black
aluminum planters



WEST ELEVATION | PROPOSED MODIFICATIONS
3/32" = 1'-0"

2 0 2 4 6 8 10 12 14
SCALE FEET

1208 Central Parkway
1208 Central Parkway
Cincinnati OH 45202

PROPOSED WEST
ELEVATION

LA -201 P

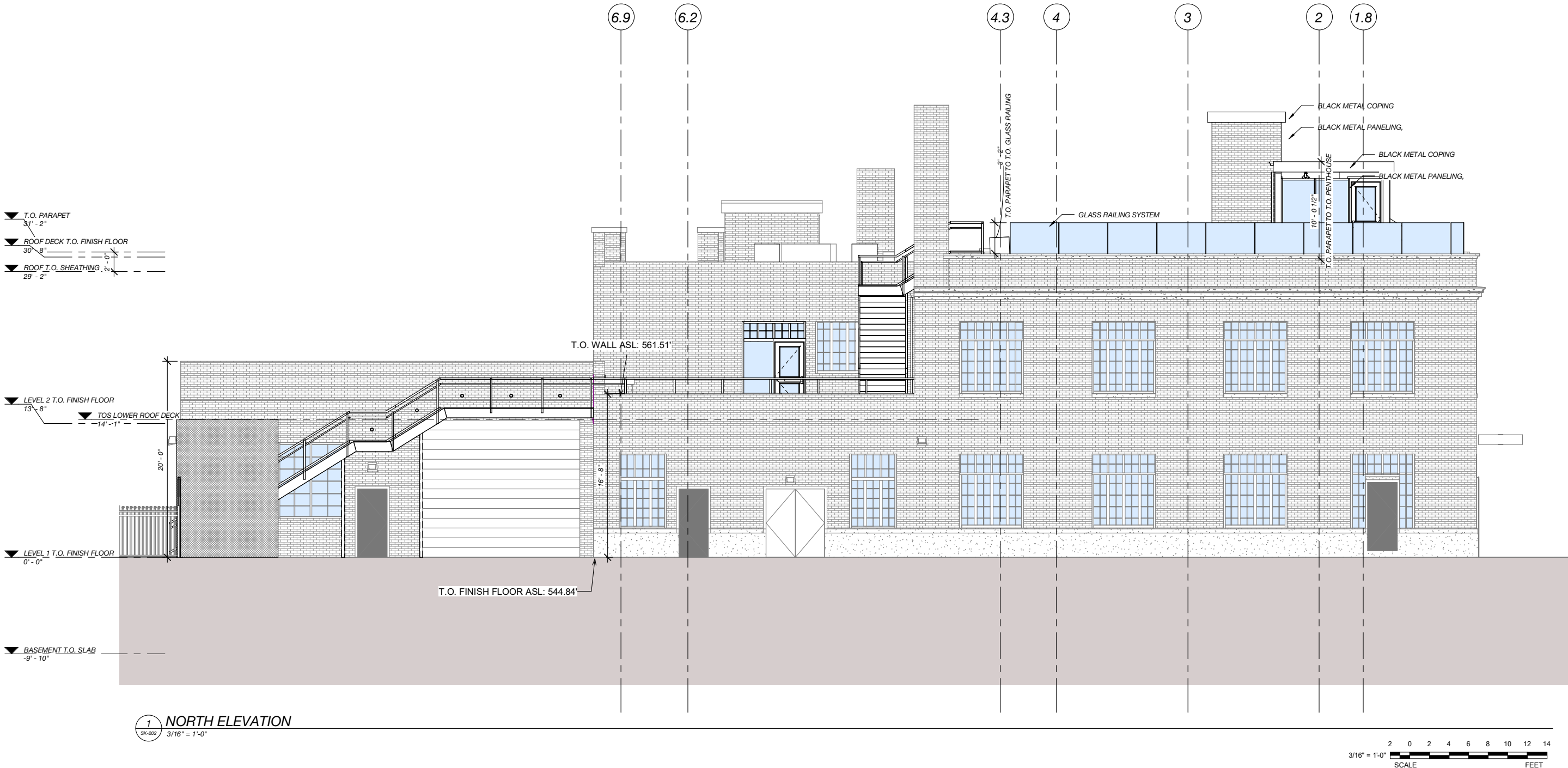
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Serves as “existing conditions”

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1208 Central Parkway

1208 Central Parkway
Cincinnati, Ohio, 45202

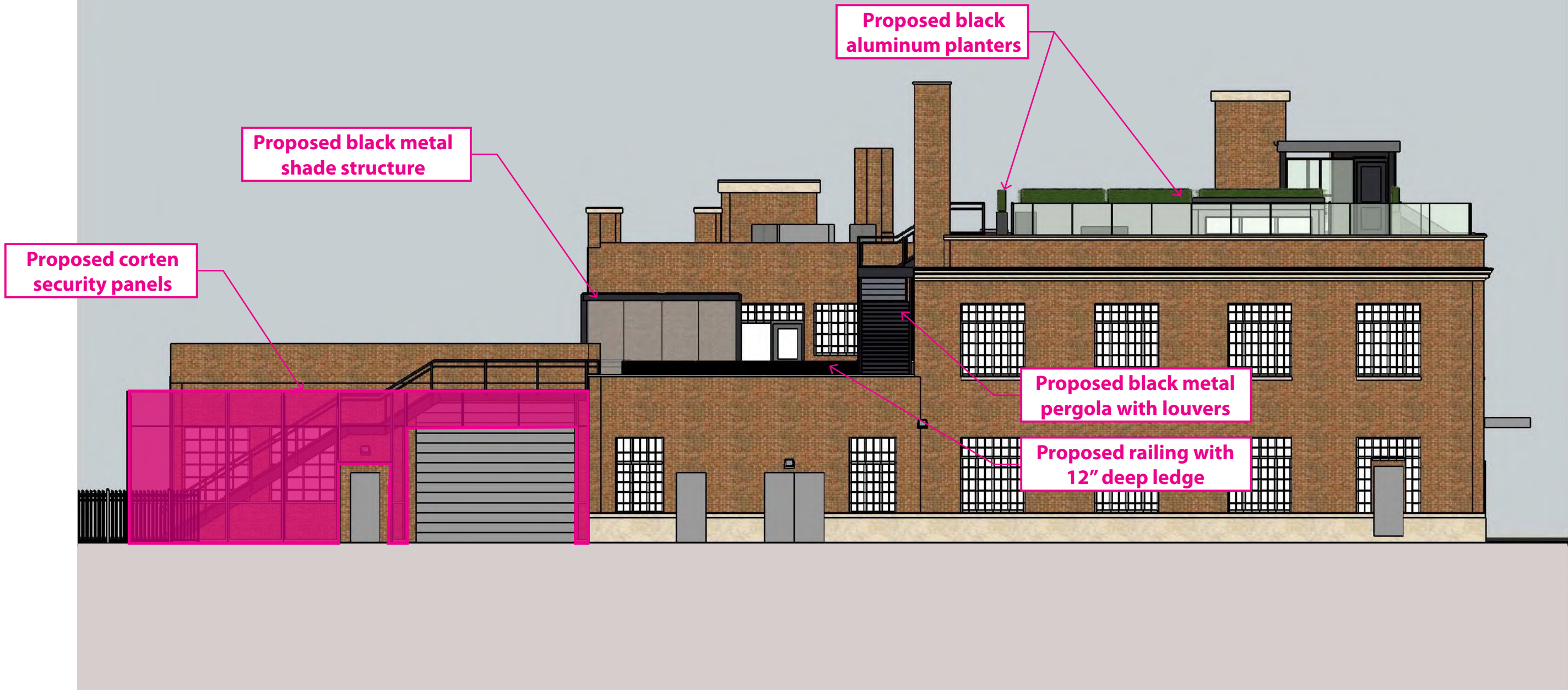
DATE	DESCRIPTION
03/20/2020	HCB REVIEW SUBMISSION

HCB APPROVED NORTH
ELEVATION

SK-202

Only modifications to HCB-
approved plans are labeled

09/25/2020



NORTH ELEVATION | PROPOSED MODIFICATIONS
3/32" = 1'-0"

2 0 2 4 6 8 10 12 14
SCALE FEET

1208 Central Parkway

1208 Central Parkway
Cincinnati OH 45202

PROPOSED NORTH
ELEVATION

LA -202 P

Already HCB-approved;
Serves as “existing conditions”

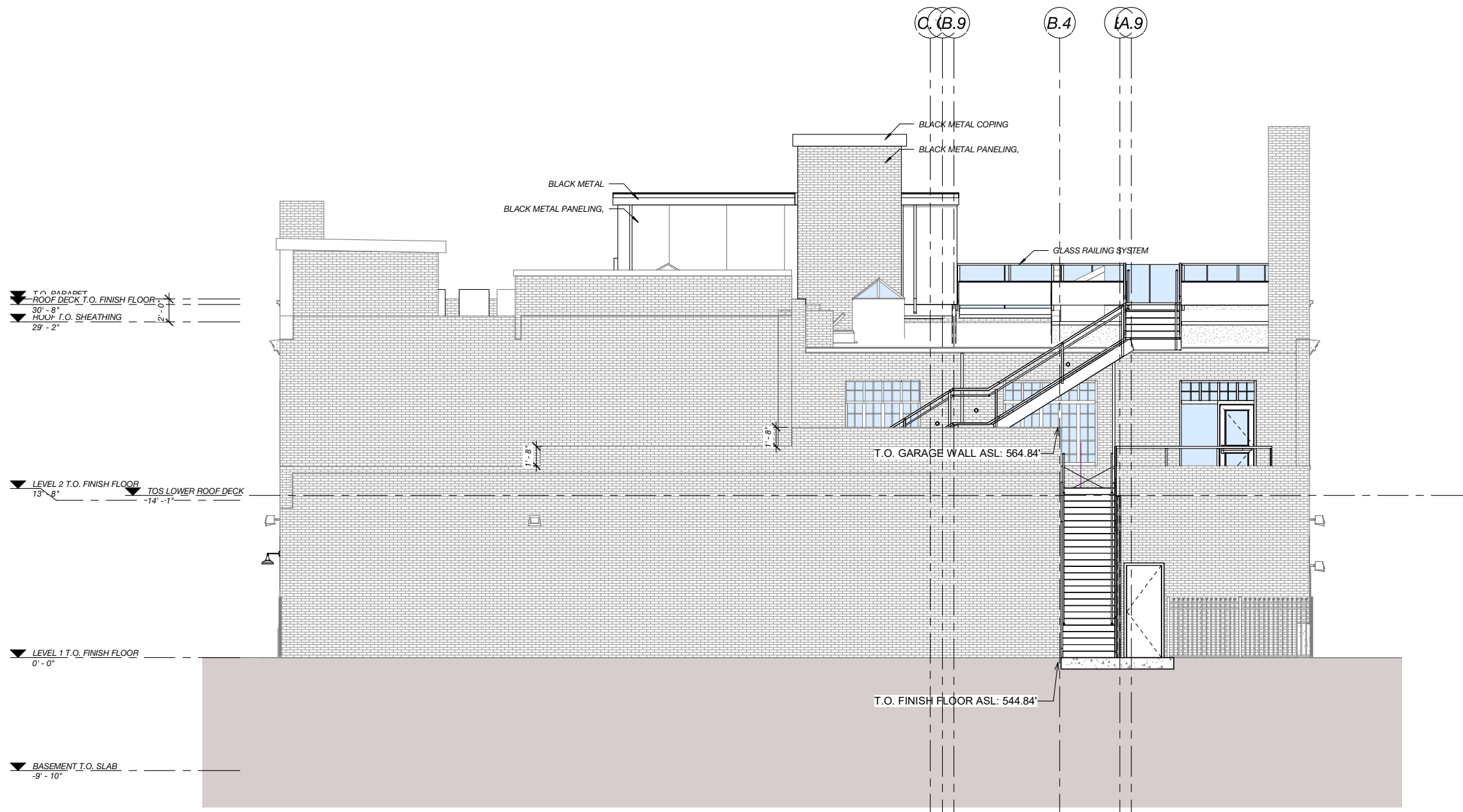
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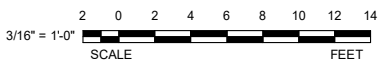
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1208 Central Parkway
1208 Central Parkway
Cincinnati, Ohio, 45202



1 EAST ELEVATION
SK-203 3/16" = 1'-0"



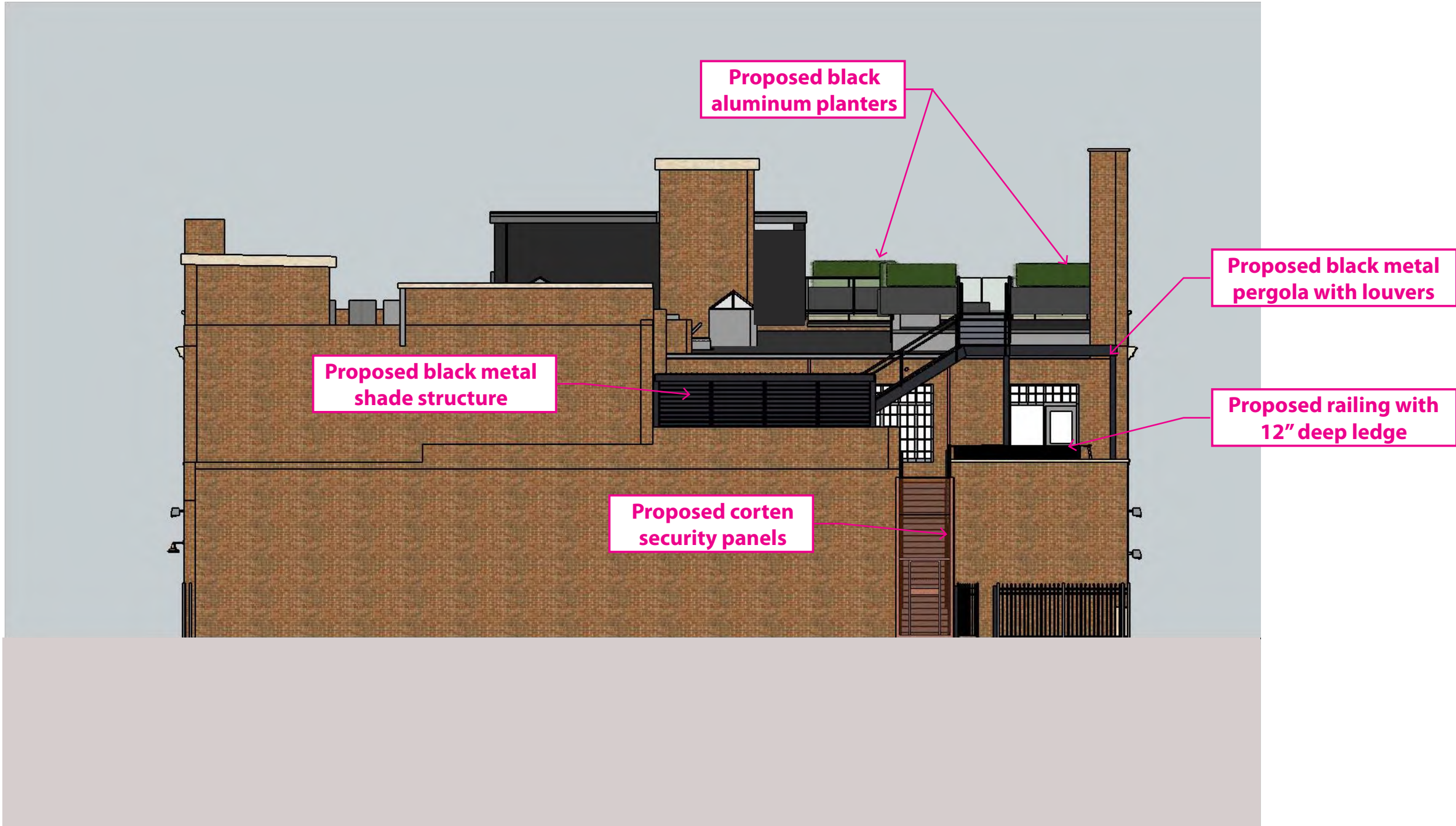
DATE	DESCRIPTION
03/20/2020	HCB REVIEW SUBMISSION

HCB APPROVED EAST
ELEVATION

SK-203

Only modifications to HCB-
approved plans are labeled

09/25/2020



EAST ELEVATION | PROPOSED MODIFICATIONS
3/32" = 1'-0"

2 0 2 4 6 8 10 12 14
SCALE FEET

1208 Central Parkway

1208 Central Parkway
Cincinnati OH 45202

PROPOSED EAST
ELEVATION

LA -203 P

Already HCB-approved;
Serves as “existing conditions”

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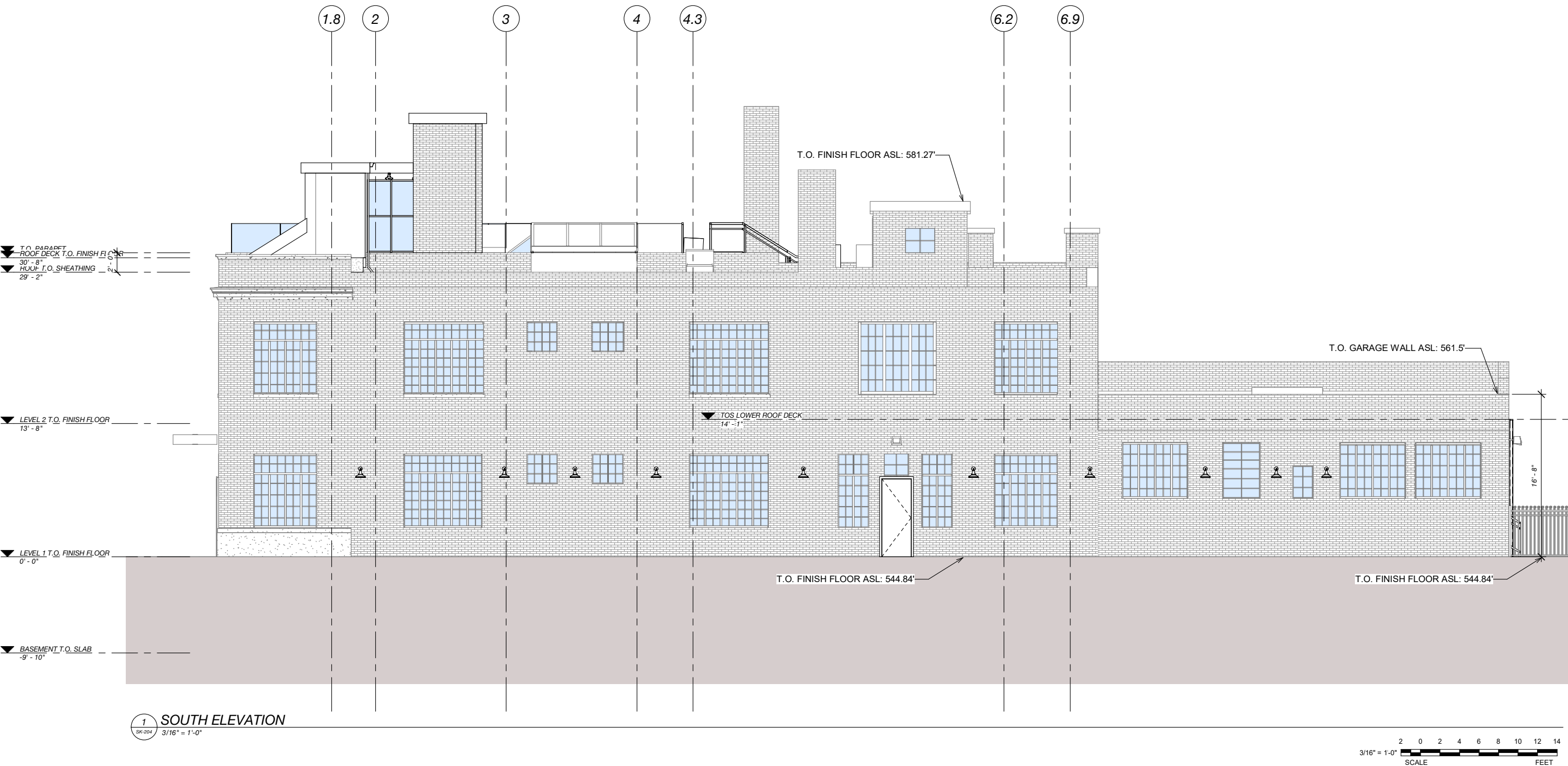
1208 Central Parkway

1208 Central Parkway
Cincinnati, Ohio, 45202

DATE	DESCRIPTION
03/20/2020	HCB REVIEW SUBMISSION

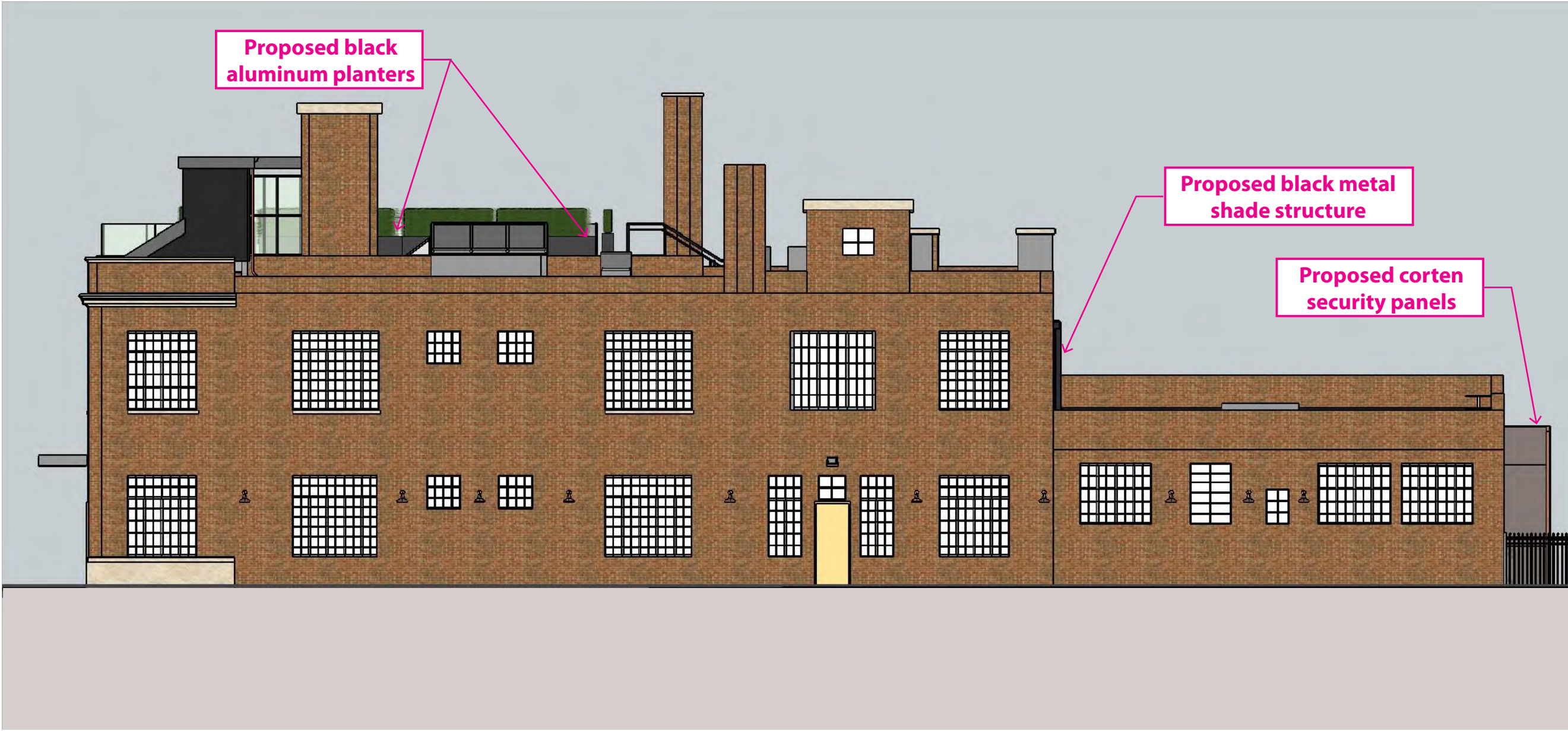
HCB APPROVED SOUTH
ELEVATION

SK-204



Only modifications to HCB-
approved plans are labeled

09/25/2020



SOUTH ELEVATION | PROPOSED MODIFICATIONS

3/32" = 1'-0"

2 0 2 4 6 8 10 12 14
SCALE FEET

1208CentralParkway

1208 Central Parkway
Cincinnati OH 45202

PROPOSED SOUTH
ELEVATION

LA -204 P

Proposed Lower Roof Terrace Enhancements

- A** modification to lower deck’s metal railings (includes 12”-deep ledge)
- B** louvered shade structure, black powder-coated metal with glass panels
- C** pergola, black powder-coated metal with matching horizontal louvers



09/25/2020

1208CentralParkway

1208 Central Parkway
Cincinnati OH 45202

LOWER ROOF DECK
3D RENDERINGS

LA -205 P

Proposed Upper Roof Terrace Enhancements

- D** additional planters:
black powder-coated aluminum, 12" wide x 24" tall x variable length



1208 Central Parkway
1208 Central Parkway
Cincinnati OH 45202

UPPER ROOF DECK
3D RENDERINGS

LA -206 P

1208CentralParkway

1208 Central Parkway
Cincinnati OH 45202

STREET LEVEL
3D RENDERING
EXISTING

LA -207 E



Street level view from Grant Street (facing west) | EXISTING CONDITIONS

1208 Central Parkway

1208 Central Parkway
Cincinnati OH 45202

STREET LEVEL
3D RENDERING
HCB APPROVED

LA -207 A



Street level view from Grant Street (facing west) | HCB APPROVED

1208 Central Parkway

1208 Central Parkway
Cincinnati OH 45202

STREET LEVEL
3D RENDERING
PROPOSED

LA -207 P



Street level view from Grant Street (facing west) | PROPOSED

1208 Central Parkway

1208 Central Parkway
Cincinnati OH 45202

STREET LEVEL
3D RENDERING
EXISTING

LA -208 E

Street level view from Grant Street (facing west) | EXISTING CONDITIONS



1208 Central Parkway

1208 Central Parkway
Cincinnati OH 45202

STREET LEVEL
3D RENDERING
HCB APPROVED

LA -208 A



Street level view from Grant Street (facing west) | HCB APPROVED

1208 Central Parkway

1208 Central Parkway
Cincinnati OH 45202

STREET LEVEL
3D RENDERING
PROPOSED

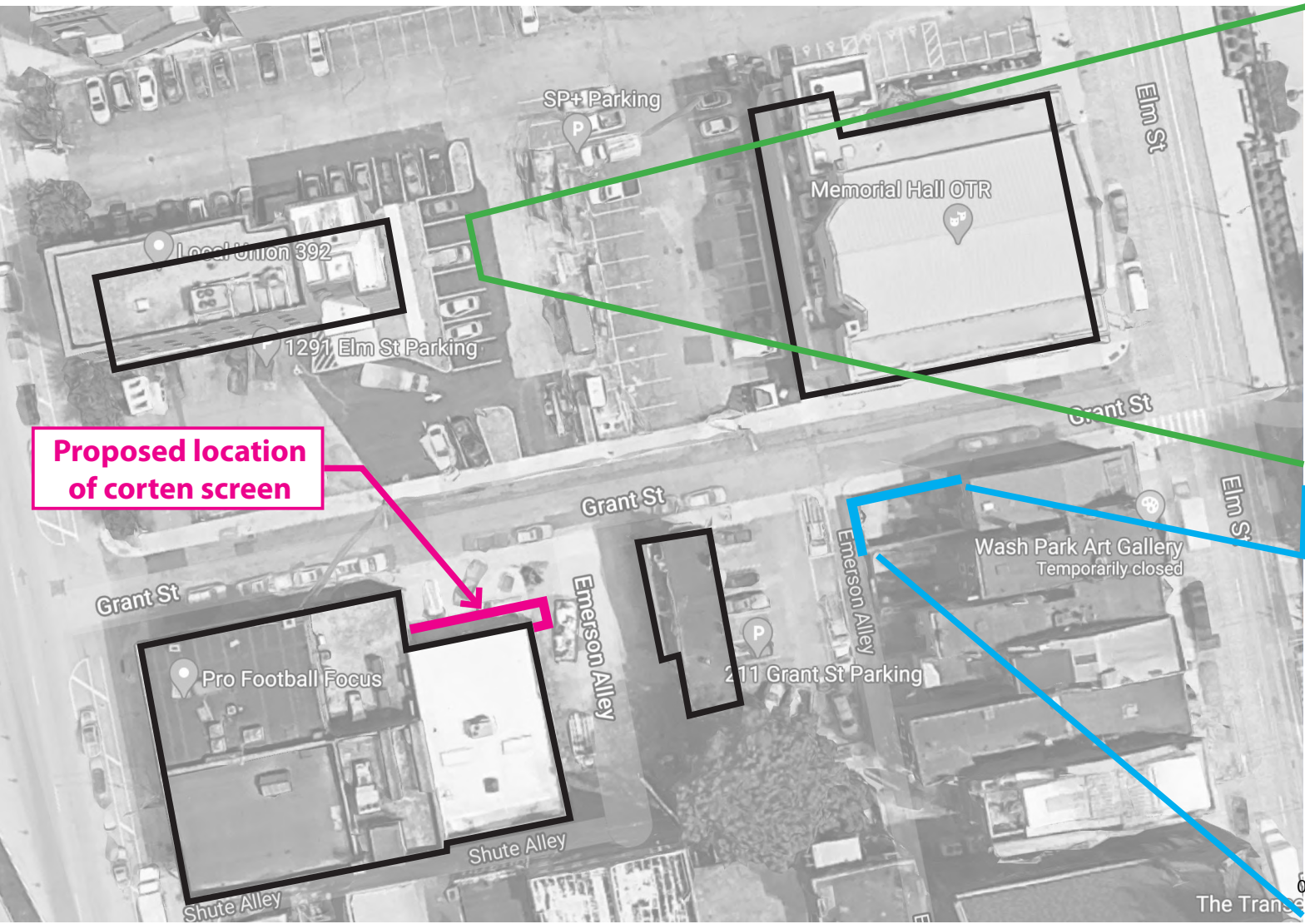
LA -208 P



Street level view from Grant Street (facing west) | PROPOSED

Fire Escape Screening Strategy

- Extend perforated panel to minimize unwanted access/climbing and unify facade
- Perforated Corten weathering steel panels.
- Provide secure access to fire escape
- Maintain ADA Parking Space
- Location is set back from Grant Street opposite a parking lot and not visible from Central Parkway or Elm Street



09/25/2020

1208CentralParkway

1208 Central Parkway
Cincinnati OH 45202

PROPOSED CORTEN
SECURITY PANELS

LA -209 P

APPLICATION FOR CERTIFICATE OF APPROPRIATENESS HISTORIC CONSERVATION BOARD PUBLIC HEARING STAFF REPORT

APPLICATION #: COA20200041/ ZH20200154
APPLICANT: Spahr Development PLLC
OWNER: Amber Hassen
ADDRESS: **12 Green Street**
PARCELS: 009400080226
ZONING: CC-P
OVERLAYS: Over-the-Rhine Historic District
COMMUNITY: Over-the-Rhine
REPORT DATE: October 19, 2020
STAFF REVIEW: Beth Johnson, Urban Conservator

Nature of Request:

The applicant is requesting a Certificate of Appropriateness (COA) for a recessed roof deck and rebuilding/expanding the existing decks at the rear side of the property and front façade changes. Zoning Relief is required for an increase to the non-conformity of the rear setback.

Details of Zoning Relief Required:

1. 1409-09. Rear Setback for residential properties. Required 20 feet, proposed, 0.’
A 20 ft variance is required.

Existing Conditions:

The property at 12 Green Street was originally built as a mixed-use building with commercial on the first floor and residential above. A small one car garage was installed on the rear and decks above. The first-floor garage is set at the lot line in the rear and does not provide a setback. The existing rear decks are set back a few feet from the property line. The existing density is remaining the same.



Figure 1: Context map of 12 Green Street. Map provided by CAGIS.



Figure 2: Google Street view of 12 Green Street.

Proposed Conditions

The applicant is requesting a Certificate of Appropriateness (COA) for the rehabilitation of the building.

Exterior work includes:

- Rebuilding the rear 1 story garage.
- Rebuilding/extending the rear decks to the zero-lot line.
- Creating a recess within the rear roof to provide a roof deck and access to the rear deck
- Exterior rehab and restoration work to including new storefront/first floor level design, new windows that meet the guidelines and are approvable at staff level.
- First floor façade changes to increase existing non-original openings.

Previous Reviews: No local reviews have occurred for this property.

Applicable Zoning Code Sections:

Zoning District:	Section 1409	Commercial
HCB authority:	Section 1435-05-4	
Overlays:	Section 1435	Historic Preservation
Historic District/Reg:	Over the Rhine Historic District	
COA Standard:	Section 1435-09-2	Certificate of Appropriateness; Standard of Review

Zoning Analysis:

The owner needs a zoning variance for the zero-lot line development of the rear decks.

- a. **Zoning.** The proposed work conforms to the underlying zone district regulations and is in harmony with the general purposes and intent of the Cincinnati Zoning Code.

The underlying zone is CC-P. While this was originally built as a mixed-use building, the current use is residential and residential uses require a 20-foot rear setback.

- b. **Guidelines.** The proposed work conforms to any guidelines adopted or approved by Council for the district in which the proposed work is located.

The proposed work does substantially conform to the guidelines for the Over-the-Rhine Conservation District with limited conditions related to the siding material on the east elevation. (Refer to Certificate of Appropriateness review below)

- c. **Plans.** The proposed work conforms to a comprehensive plan, any applicable urban design or other plan officially adopted by Council, and any applicable community plan approved by the City Planning Commission.

This project conforms to the Over the Rhine Comprehensive Plan through rehabilitating existing buildings and providing quality housing opportunities.

- h. **Neighborhood Compatibility.** The proposed work is compatible with the predominant or prevailing land use, building and structure patterns of the neighborhood surrounding the proposed development and will not have a material net cumulative adverse impact on the neighborhood.
The proposed redevelopment of the property with zero lot line development is appropriate in a dense urban neighborhood.
- i. **Proposed Zoning Amendments.** The proposed work is consistent with any proposed amendment to the zoning code then under consideration by the City Planning Commission or Council.
There are no proposed amendments under consideration that would impact this proposed project.
- j. **Adverse Effects.** Any adverse effect on the access to the property by fire, police, or other public services; access to light and air from adjoining properties; traffic conditions; or the development, usefulness or value of neighboring land and buildings.
There is no anticipated adverse effect
- k. **Blight.** The elimination or avoidance of blight.
This will provide a rehabilitated building and increased outdoor liveable area for the tenants.
- l. **Economic Benefits.** The promotion of the Cincinnati economy.
The proposed work will increase the property value of the subject parcels.
- m. **Job Creation.** The creation of jobs both permanently and during construction.
The proposed project will create temporary jobs during construction and will provide permanent jobs at the restaurant on the first floor and with the property management of the apartments.
- n. **Tax Valuation.** Any increase in the real property tax duplicate.
Property taxes will increase due to the improved value of the significantly larger structure on the property.
- o. **Private Benefits.** The economic and other private benefits to the owner or applicant.
The owner has an economic benefit to the proposed project.
- p. **Public Benefits.** The public peace, health, safety or general welfare.
 - *There is no anticipated detriment to the public peace health, safety or general welfare of the public or neighbors.*

Standards for Variances per Section 1435-05-4

- (a) Is necessary and appropriate in the interest of historic conservation so as not to adversely affect the historic architectural or aesthetic integrity of the Historic District of Historic Asset; or

The proposed work is compatible with the historic district and will provide an example of development that is contemporary in style while compatible with the historic district is scale, massing, and materials.

- (b) Is necessary where the denial thereof would result in a deprivation of all economically viable uses of the property as viewed in its entirety. In making such a determination, the Historic Conservation Board may consider the factors set forth in Section 1435-09-2 (aa) to (ff).

The denial will not result in the deprivation of all economically viable uses.

Certificate of Appropriateness Review:

A Certificate of Appropriateness review by the Historic Conservation Board is required for the construction of the roof deck

Based on the Conservation Guidelines outlined below, staff feels the proposed deck is generally appropriate in the Over-the-Rhine Historic District and substantially conforms to the applicable conservation guidelines.

Applicable Guidelines

SITE IMPROVEMENTS

4. DECKS: Wood decks should be stained or painted. Rooftop decks should not be highly visible from the principal façade. Metal balconies should not be discouraged.

The proposed recessed rooftop deck is appropriate as it will not detract from the character of the building and will not be visible from Green Street and will be slightly visible from Republic Street. The new windows on the rear at the top story will be slightly visible from Republic Street but will not overwhelm or alter the historic integrity of the building. As the roof deck is recessed, the overall shape of the roof will remain and the edges are remaining to keep the exterior form whole.

The rear decks are simple in design and will not detract from the character of the district or building.

REHABILITATION

2. Door and Window Openings: Among the most important features of any building are its openings — its windows and doors. The size and location of openings are an essential part of the overall design and an important element in the building's architecture. Don't alter or fill-in original openings. Roll down shutters and metal bar systems installed on the exterior of the building that cover door and window openings are not appropriate.
12. Storefronts: Retain and repair the design and materials of storefronts in historic buildings. First-floor storefronts are common in Over-the-Rhine and are found in all types of architectural styles. Detailing and materials vary considerably. Each design

should be considered individually and original materials should be retained

The building was originally built as a mixed-use commercial building but was converted to a all residential building. Work in the conversion included bricking up the first floor storefront. While the application does not propose returning to the storefront configuration, the proposal does make positive changes by including more appropriately sized windows placed in a column with the windows above. This proposal accommodates the residential use on the first floor, while creating a configuration that is more in keeping with the neighborhood. The windows are a bit larger/wider on the first floor than the historic windows above, and staff supports this as these are not original openings and are not trying to replicate the windows above and gives a bit of a nod that there were originally larger openings on this floor.

Other Considerations:

Prehearing Results: The applicant was present

Comments Provided to Staff: None

Consistency with *Plan Cincinnati (2012)*:

“Sustain” Initiative Area “Preserve our built history”

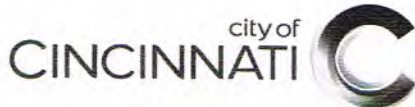
Recommendation:

Staff recommends the Historic Conservation Board take the following actions:

- I. **ZONING VARIANCES:** based on the application for Zoning Relief for new decks and rear yard variance
 - A. 1409-09 Rear yard setback. **APPROVE** A dimensional variance of 20’ ft. to allow a zero-lot line setback at the rear.

II. CERTIFICATE OF APPROPRIATENESS

1. **APPROVE** a Certificate of Appropriateness at 12 Green Street for a recessed roof deck, rear decks and front façade changes.
 - a. The building permits must be issued within two years of the decision date or the Certificate of Appropriateness shall expire.
1. **FINDING:** The Board makes this determination per Section 1435-09-2:
 - a. That the property owner has demonstrated by credible evidence that the proposal substantially conforms to the applicable conservation guidelines.
 - b. The roof deck is not highly visible from the street and the roof deck is at the rear of the property keeping the front façade and roof in tact.



II Centennial Plaza
805 Central Avenue, Suite 500
Cincinnati, Ohio 45202
Monday- Friday 7:30 am-4 pm
(513) 352-4848
Urban.Conservator@Cincinnati-OH.gov

Office Use Only

Application #: _____
Date Accepted: _____
☐ Staff Review ☐ Board Review
☐ Paid: _____
Date Perfected: _____
Hearing Date: _____

CERTIFICATE OF APPROPRIATENESS APPLICATION

SUBJECT PROPERTY

Site Address: 12 GREECE ST. CINCINNATI, OH
Hamilton Co. Parcel ID No.: 009400080226 Zoning District: CC-P
Historic District: OVER-THE-RHINE Overlay District: _____

PRIMARY CONTACT INFO ☐ PROPERTY OWNER ☒ OTHER ARCHITECT (AGENT, ATTORNEY, ARCHITECT, ETC.)

Name: SPAHR DEVELOPMENT, PLLC
Contact Person (if legal entity): DARREN SPAHR
Address: 32 RIDGEVIEW DR.
City: DEY RIDGE State: KY Zip Code: 41035
Phone: 859 242-3730 E-mail: DSPAHR@DSPAHR.COM

PROPERTY OWNER INFO ☐ SAME AS ABOVE

Name: _____
Contact Person (if legal entity): AMBER HASSAN
Address: 5677 HOME STRETCH LADE
City: MASON State: OHIO Zip Code: _____
Phone: 513 515-5366 E-mail: AMBERHASSAN@HOTMAIL.COM

CERTIFICATE OF APPROPRIATENESS (SELECT ALL THAT APPLY)

☐ New Construction ☒ Alteration ☒ Demolition

Provide a very brief summary of the project:

INTERIOR & BACK PORCH DEMOLITION TO RENOVATE FOUR
UNIT APARTMENT BLDG.

ZONING RELIEF ☒ Yes ☐ No

Provide a very brief summary of the zoning relief requested:

REAR YARD SET BACK VARIANCE - BUILD TO PROPERTY LINE
ABV. STREET LEVEL EXIST. GARAGE

SUBMISSION REQUIREMENTS & REQUIRED ATTACHMENTS

Demolition requests must include all required demolition forms.

All applications that include requests for zoning relief must include a zoning hearing application.

All persons seeking historic tax credits must provide a copy of their approved part II tax credit application.

I certify that all statements and documents that I provide with reference to this application are accurate, complete, and true to the best of my knowledge and belief. I further acknowledge that my application shall be deemed incomplete for my failure to timely comply with any requirement of this application, which non-compliance may result in delays in the scheduling and resolution of my application.

Applicant Signature: [Signature]

Date: 9/24/20

ADJUDICATION/DENIAL LETTER

Date: September 14, 2020

Location: 12 Green Street

Request: Roof Deck

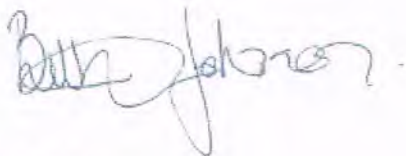
Zoning District: CC-P/Over-the-Rhine Historic District

The City of Cincinnati appreciates receiving your information regarding your proposed project. The purpose of this letter is to inform you that your proposed project will be required to get a Certificate of Appropriateness from the Historic Conservation Board as it is within a local historic district. All documents **that are checked** on the Documents Required for Historic Conservation Board Review area required part of the submission and the submission will not be considered complete unless all of these documents are included. Please submit **only 3 copies** application and all documents that are required. You will be required to submit 10 copies of the packet closer to the date of the Historic Conservation Board meeting. When you submit the copies of the application, the Documents Required Sheet must be submitted as well. **A \$621.68 fee is required with the submission as well.** All deadlines for upcoming Historic Conservation Board hearings can be found at <https://www.cincinnati-oh.gov/buildings/historic-conservation/historic-conservation-board/> . **Applications must be submitted no later than 3pm on the deadline date.**

The applications and documents required will be turned into the *Law Department- Office of Administrative Boards*. Their office is located on the 5th floor of 805 Central Avenue in the Permit Center. Applications can be turned in **no later than 3pm on the deadline date**. You must contact Kasandra Maynes at 513-352-1559 or Kasandra.Maynes@cincinnati-oh.gov for submittal.

You may also contact me at the information listed below with historic conservation or zoning questions, concerns or to make an appointment.

Sincerely,



Beth Johnson

Urban Conservator

(p): 513-352-4848

(e): beth.johnson@cincinnati-oh.gov

CINCINNATI'S HISTORIC CONSERVATION OFFICE



Documents Required for Historic Conservation Board Review

The Historic Conservation Office will provide this list with the required items checked off once an Adjudication/Denial letter is issued.

- ☐ 3 complete hard copies at the time of application.
- ☒ All drawings formatted to 11x17 or 12x18.
- ☒ Digital copy in PDF format provided on CD, USB drive, or emailed to beth.johnson@cincinnati-oh.gov
- ☒ Adjudication/Denial Letter and this checklist
- ☒ Certificate of Appropriateness Application Form
- ☒ A letter/narrative statement of intent and how the project meets the applicable Historic Conservation Guidelines
- ☐ Zoning Hearing Examiner Application Form
- ☐ A letter/narrative statement required in Section 6 of the Zoning Hearing Examiner Application
- ☒ The Hamilton County Auditors record or other documentation showing property ownership
- ☒ A letter/email of permission from owners, lease, contract to purchase or other agreement demonstrating the applicant or owner's legal basis to seek the COA or Zoning Relief
- ☒ A list of the applicants' witnesses and expert witnesses who you expect to testify at the hearing or legal counsel, if any
- ☐ 8 business days before the hearing date 10 hard copies and a digital copy in one pdf or for the final board packet. Drawings must be formatted and retain the proper scale in 11x17 or 12x18.
- ☒ Other Documents or information applicant wants to present for their case
- ☒ Non-Refundable Application Fee. Checks made payable to the City of Cincinnati. \$ 621.68

All Drawings and Plans must include the following

- ☒ A graphic scale required on all drawings
- ☒ North arrows on all site, context and floor plans
- ☒ Elevations labeled with North, South, East West, front, side and rear labels
- ☒ Street names labeled
- ☒ Date and/or revision dates

Architectural Drawings and Plans

- ☒ An index of drawings located on the first sheet
- ☒ Context Map showing the building within at least a block of context
- ☒ Existing and proposed site plans including
 - Parcel/boundary lines
 - Building footprints and dimensions labeled
 - Setback dimensions from all property lines labeled
 - Existing and proposed principal and accessory buildings, including location, dimensions, and height labeled;
 - All properties and their structures immediately adjacent to the site
- ☒ Existing and proposed elevation drawings
 - Total Height from grade to top of the building
 - Total height- ASL (Above Sea Level)
 - Materials labeled
- ☒ Existing and proposed floor plans and roof plans (with chimney locations)
 - Residential and Commercial Spaces labeled. Residential Spaces must be numbered.
 - Square feet of commercial spaces listed

- Location of trash storage and Utilities
- ☒ Site section and/or Site elevations including any adjacent properties
- ☒ Driveways, sidewalks, walkways, terraces, and other paved surfaces
- ☒ Existing and proposed accessory structures, including walls, fences, porches, lighting, signs, and other site improvements;
- ☒ Existing and proposed landscape areas and materials, if proposed to be altered;
- ☒ Proposed materials, textures, and colors. Include Make, model and series for proposed materials
- ☒ Labeled photos of all sides of the building and a 1 block streetscape context in all directions
- ☐ Site line drawings for any roof additions.
- ☒ A color rendering, axonometric drawings and/or perspective of the proposed construction (required on infill projects)

Required if applicable to the project

- ☐ Historic Sanborn Maps of the site
- ☐ Window brochures and cut sheet
- ☐ Roof product information (brochure)
- ☐ Garage door brochures
- ☐ Sample materials or color samples. _____
- ☐ Fence drawings of style, fence brochures or photo of a sample fence
- ☐ Signs; drawings, photo showing the sign on the building, mounting info, materials, colors and illumination
- ☐ Mature tree removal requires a letter from an arborist stating its poor health
- ☐ All written correspondence submitted by the applicant and other affected persons
- ☐ Tentative project schedule
- ☐ Egress Plan/Route to Building Code Compliance (roof decks, multi-family developments)
- ☐ _____
- ☐ _____
- ☐ _____

Demolition (full or partial) for Historic Conservation Districts and Landmarks

- ☐ Demolition Case Sheet and all required information listed on the sheet unless otherwise not required by the Urban Conservator in writing and provided with application.
- ☐ Statement of plans for the property after demolition.

Hillside Overlay Zone (CZC § 1433)

- ☐ A development plan, accompanied by a property survey, showing existing vegetation and proposed development, and where applicable, streets, drives, parking areas, walkways, heights of structure(s), location of structures, elevation and setback of proposed buildings, drainage, existing contours and proposed grading and new landscaping plans, proposed uses and square footage of uses and recreational facilities;
- ☐ A preliminary geotechnical evaluation;
- ☐ A determination of the maximum building envelope;
- ☐ Average slope/grade of the property; and
- ☐ Graphic illustrations demonstrating that the proposed improvement or new structure has not exceeded the maximum building envelope

For additional questions contact Beth Johnson, Urban Conservator at 513-352-4848 or beth.johnson@cincinnati-oh.gov

Note: The aforementioned information is general in nature. Additional information may be required by the Urban Conservator once the application is submitted. Please use this list to plan for the potential documents that could be required for a submission.

Spahr Development, PLLC

32 Ridgeview Drive, Dry Ridge, Kentucky 41035

Tel. (859) 242-3730

dspahr@dspahr.com

September 25, 2020

City of Cincinnati
11 Centennial Plaza
805 Central Avenue, Suite 500
Cincinnati, Ohio 45202
513 352-1559
Attn: Kasandra Maynes

RE: 12 GREEN STREET, CINCINNATI, OH – RENOVATION LETTER OF INTENT

Cincinnati Building Department,

The owner of 12 Green Street in Cincinnati, Amber Hassan, would like to renovate the existing vacant apartments in building while also renovating exterior and reconstruction of the rear porches extending them to the outer wall of the existing garage below. We also propose to open up the north roof (rear) of the fourth floor apartment removing a portion of the existing roof to a height of 6'-8" aff (@ an exist. roof beam) to create a larger roof deck area. The exterior masonry wall to the west at Republic Street will remain capped with new wood & metal flashing.

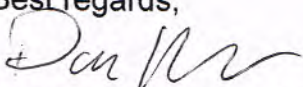
The building is a four story masonry and wood construction. The prior apartment leasing company had an office on the first floor which is proposed to be a two bedroom apartment or possibly one bedroom with home office. We intend to reconstruct the window and door areas to the original size as lintels are still in place. See attached floor plans.

We will continue to work with Beth Johnson, the Urban Conservator, for approval of the exterior renovation colors and details.

Our list of possible witnesses for the hearing are: Project Owner, Amber Hassan, Project Architect, Darren Spahr, and Structural Engineer, Donald Roenker. Contact information for each is listed on the Architectural Drawings.

Please call me if you have any questions.

Best regards,



Darren Spahr, AIA, LEED AP
Spahr Development, PLLC

Spahr Development, PLLC

32 Ridgeview Drive, Dry Ridge, Kentucky 41035

Tel. (859) 242-3730

dspahr@dspahr.com

June 2, 2020

Amber Hassan
5677 Homestretch Lane
Mason, Ohio 45040
amberhassan@hotmail.com
513 515-5366

**RE: CONSTRUCTION DOCUMENT PROPOSAL – 12 GREEN ST., CINCINNATI, OH
MIXED USE RENTAL PROPERTY (revised)**

Amber,

Per our discussion please review the architectural and structural services listed below for the four story mixed use property located in Cincinnati, Ohio for a lump sum price of **\$16,260.00**.

Document Existing Building

\$2,000.00

- Field measure & draw four floors & basement, note structural walls
- Draw exterior elevations

Schematic Design

\$4,600.00

- Provide schematic design floor plans & elevations for design approvals
- Provide Ohio Building Code & ADA accessibility reviews
- Provide information for Certificate of Appropriateness application
- Provide information for Zoning Verification application

Construction Documents for Permit:

\$9,660.00

- Architectural floor plans & elevations, wall sections & details
- Provide structural engineering
- Interior finish schedule w/ basic material specification on drawings
- Kitchen cabinetry & bathroom elevations
- Make digital drawings available for subcontractor design-build work

Construction Administration: (per trip as requested)

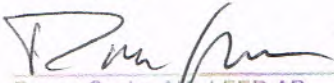
\$350.00

- Site Observation w/ email report & pay application review monthly

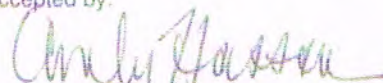
Exclusions: Civil, MEP & FP engineering. 3D renderings. Application and permit fees.

Please call me if you have any questions. Per our discussion this proposal does not include Mechanical, Electrical and Plumbing Engineering and is intended to be provided as Design-Build from the respective subcontractors. To enlist my services as architect, please sign and date this proposal as acceptance of the attached terms and conditions.

Best regards,

 7/2/2020
Darren Spahr, AIA, LEED AP
Owner/Architect

Accepted by:

 7/1/2020
Amber Hassan Date

Dusty Rhodes, Hamilton County Auditor

generated on 9/24/2020 10:06:29 AM EDT

Property Report

Parcel ID
094-0008-0226-00Address
12 GREEN STIndex Order
Parcel NumberTax Year
2019 Payable 2020

Property Information

Tax District	001 - CINTI CORP-CINTI CSD	Images/Sketches 
School District	CINCINNATI CSD	
Appraisal Area	01801 - OVER THE RHINE 01	
Land Use	404 - RETAIL/APARTMENT OVER	
Owner Name and Address	HASSAN AMBER & SHAHNAZ KHALID HASSAN 4677 HOMESTRETCH LN MASON OH 45040 (call 946-4015 if incorrect)	Mailing Name and Address HASSAN AMBER & SHAHNAZ KHALID HASSAN 4677 HOMESTRETCH LN MASON OH 45040 (call 946-4800 if incorrect)
Assessed Value	14,270	Total Tax \$1,395.83
Effective Tax Rate	96.465895	
Property Description 12 GREEN ST 36 X 53 PT LOT 11 JAS FINDLAY SUB PARS 226-227 CONS		

Appraisal/Sales Summary

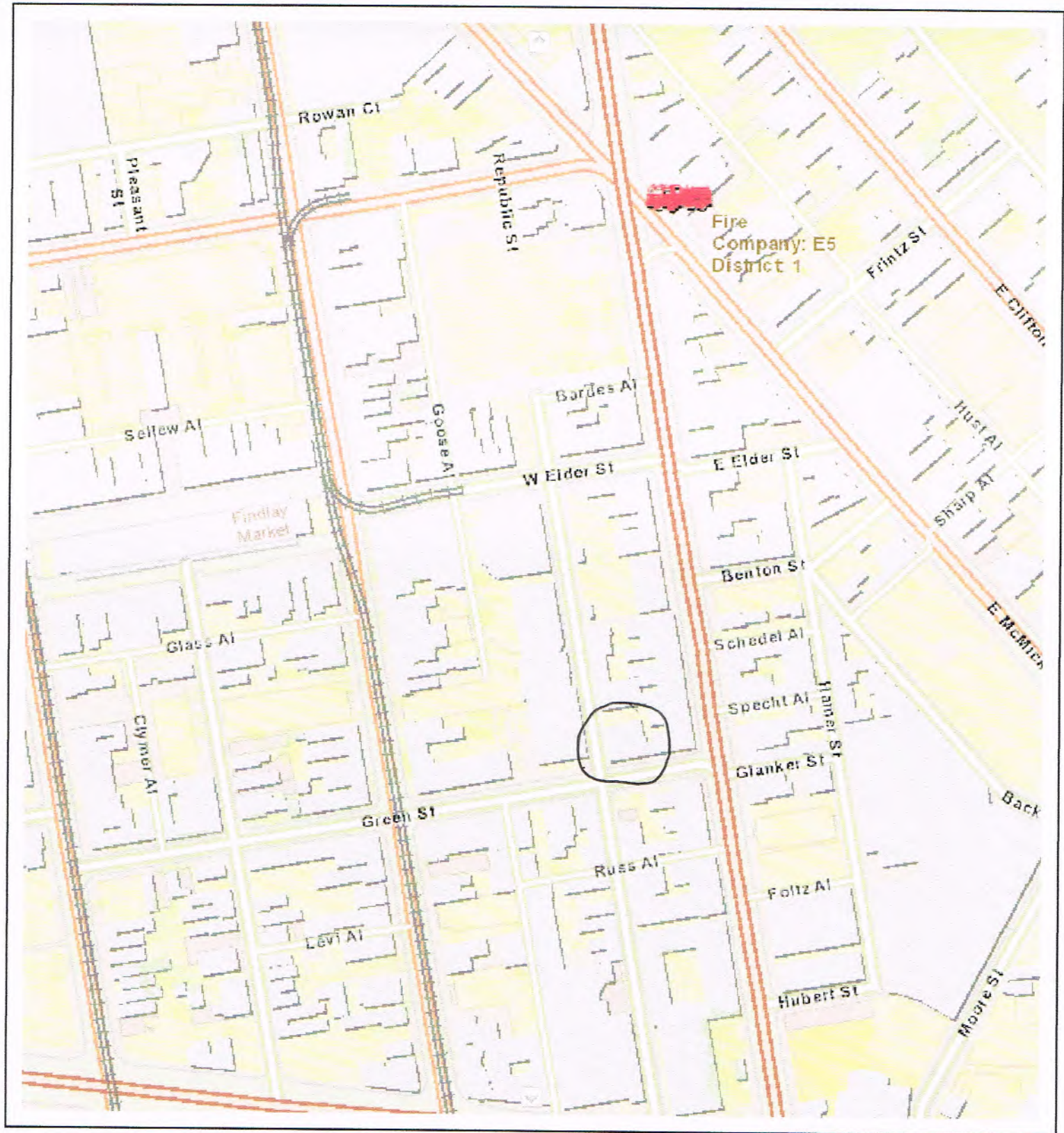
Year Built	1880
Total Rooms	0
# Bedrooms	0
# Full Bathrooms	0
# Half Bathrooms	0
Last Sale Date	3/30/2020
Last Sale Amount	\$260,000
Conveyance Number	230651
Deed Type	WD - Warranty Deed (Conv)
Deed Number	
# of Parcels Sold	1
Acreage	0.045

TIF/Credits Value Summary

Board of Revision	YES(09)
Rental Registration	No
Homestead	No
Owner Occupancy Credit	No
Foreclosure	No
Special Assessments	Yes
Market Land Value	19,820
CAUV Value	0
Market Improvement Value	20,930
Market Total Value	40,750
TIF Value	17,050
Abated Value	0
Exempt Value	0
Taxes Paid	\$1,395.83
Tax as % of Total Value	0.000%


Notes

1) 11-23-04 30 YEAR TIF ABATEMENT BEGAN 2003 THRU 2032



CAGIS Online Map



Hamilton County  Ohio

12 Green Street
Renovation

12 Green Street
Cincinnati, Ohio

Project Directory:

Project Owner
Amber Hassan
5677 Homestretch Lane
Mason, Ohio 45040
513 515-5366
amberhassan@hotmail.com

Project Architect
SPAHR DEVELOPMENT, PLLC
Darren Spahr, AIA, LEED AP
32 Ridgeview Drive
Dry Ridge, Kentucky 41035
859.242.3730
dspahr@dspahr.com

Structural Engineer
ROENKER ENGINEERING, INC.
Donald T. Roenker, P.E.
3276 Highridge Drive
Taylor Mill, Kentucky 41015
859.331.0084

LIST OF DRAWINGS

ARCHITECTURAL
A101 CODE INFORMATION, FLOOR PLAN, ELEVATIONS
A102 FLOOR PLANS
D101 DEMOLITION PLANS & ELEVATIONS
D102 DEMOLITION PLANS

CODE INFORMATION

USE GROUP: R-2, MULTI-FAMILY RESIDENCE
CONSTRUCTION TYPE: 3B, CURRENTLY NOT SPRINKLERED
FOOTPRINT AREA: 1,926sf

VICINITY MAP



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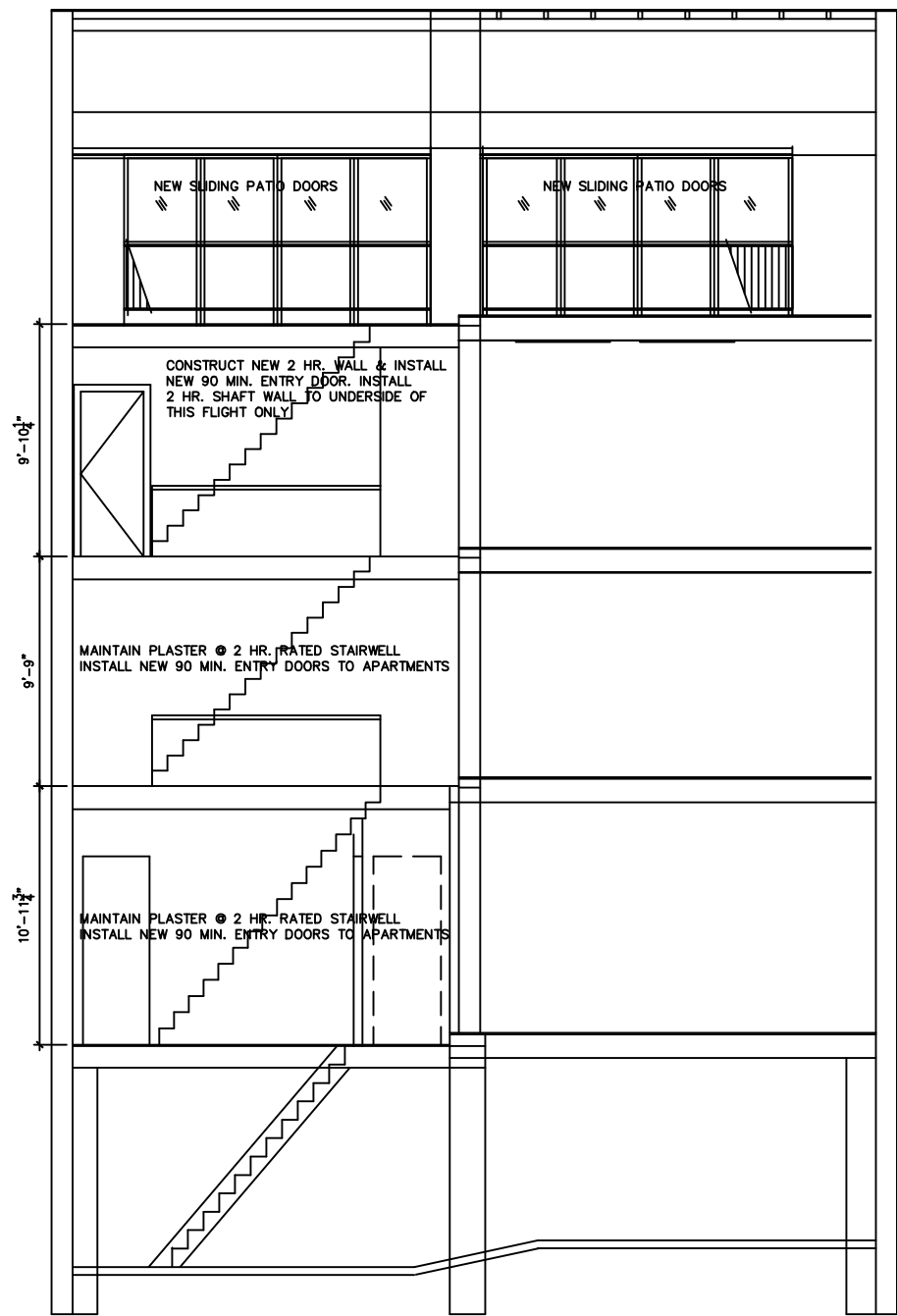
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	9/4/2020	SCHEMATIC DESIGN
	9/25/20	COA DRAWING

Drawing Title:

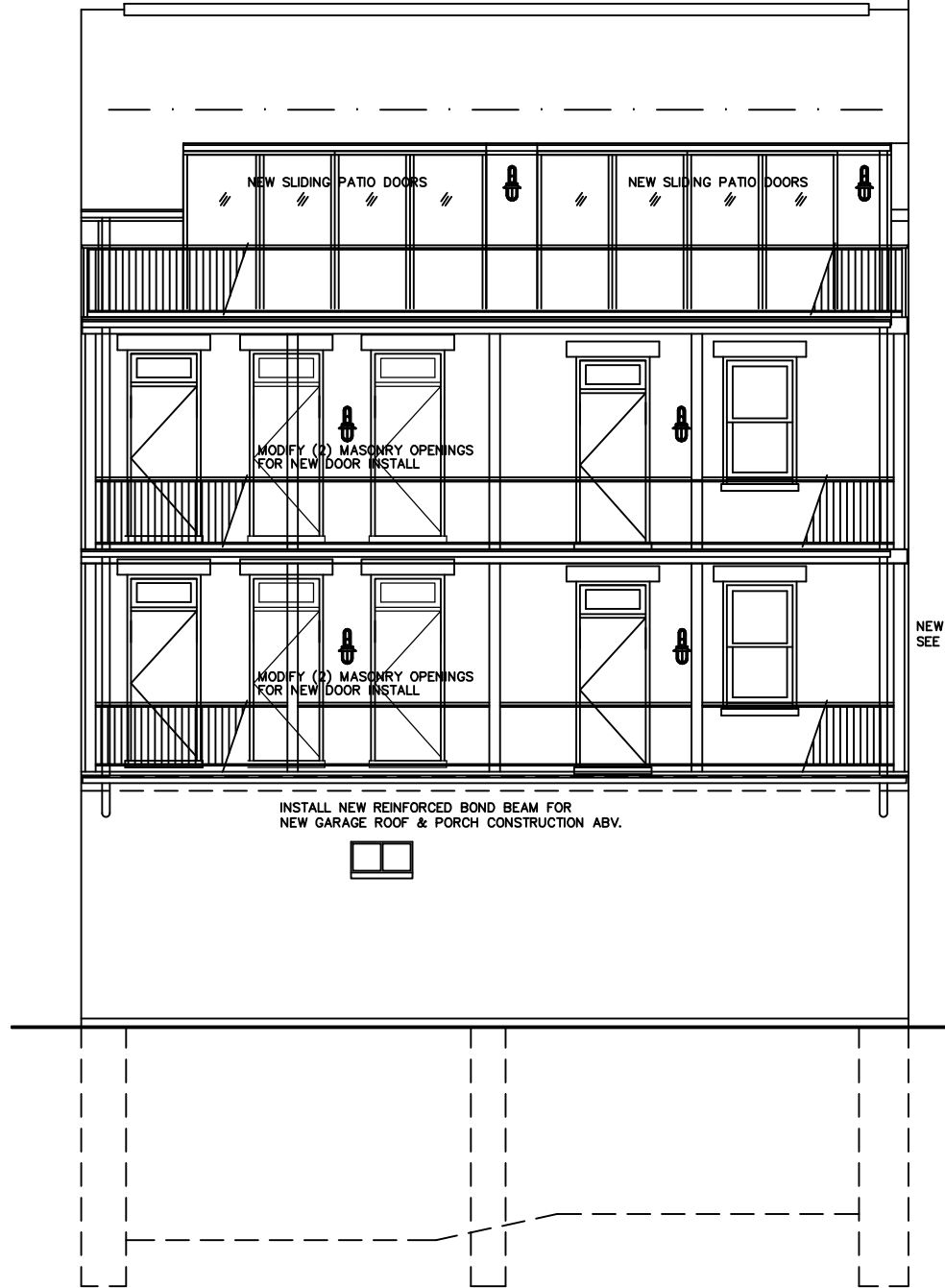
FLOOR PLANS
ELEVATIONS

Job No:
Cad File:
12 green st sk1.dwg
Scale:
1/4" = 1'-0"
Date:
7/1/2020

A101



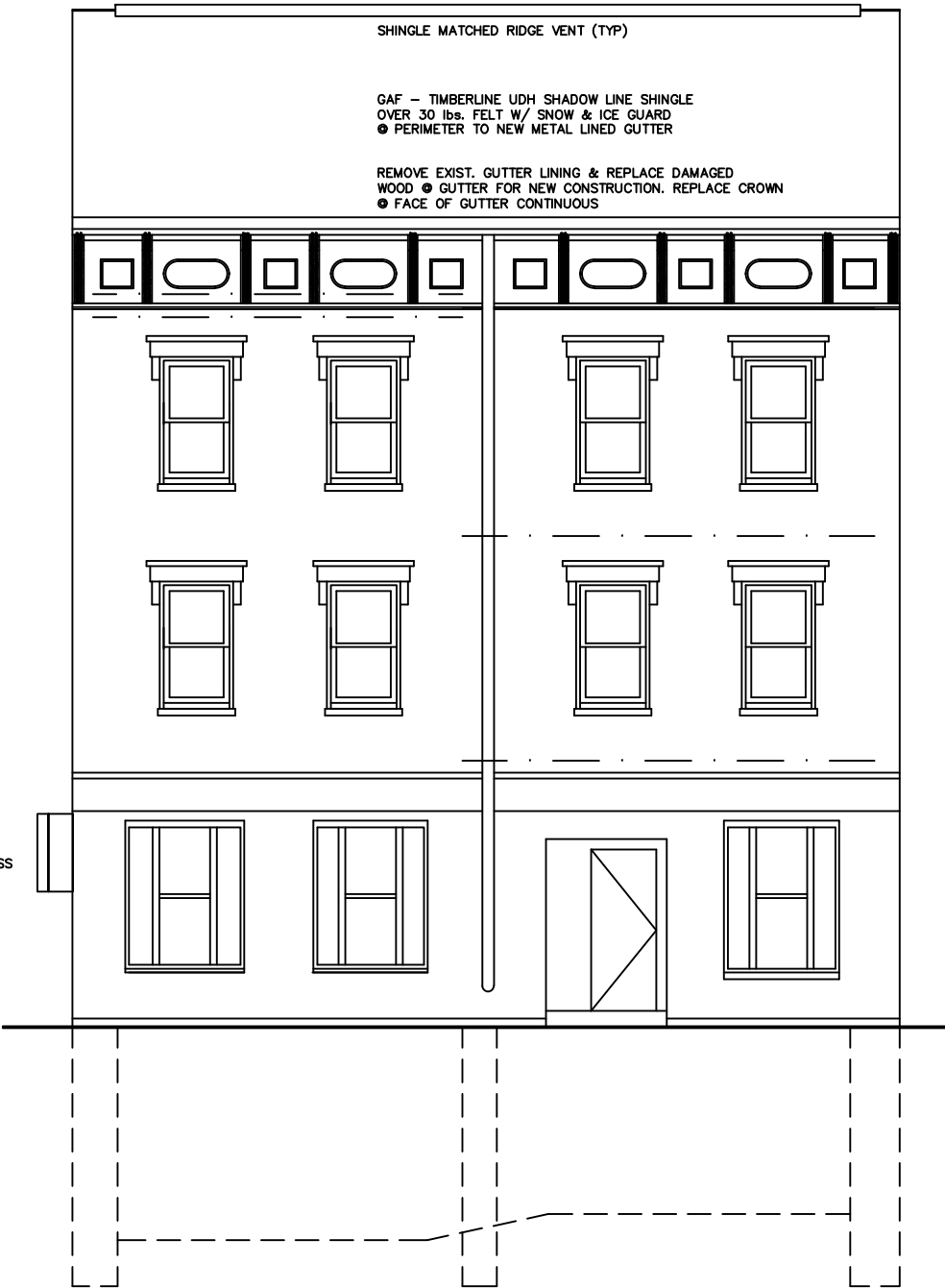
6
A101
SECTION
1/8" = 1'-0"



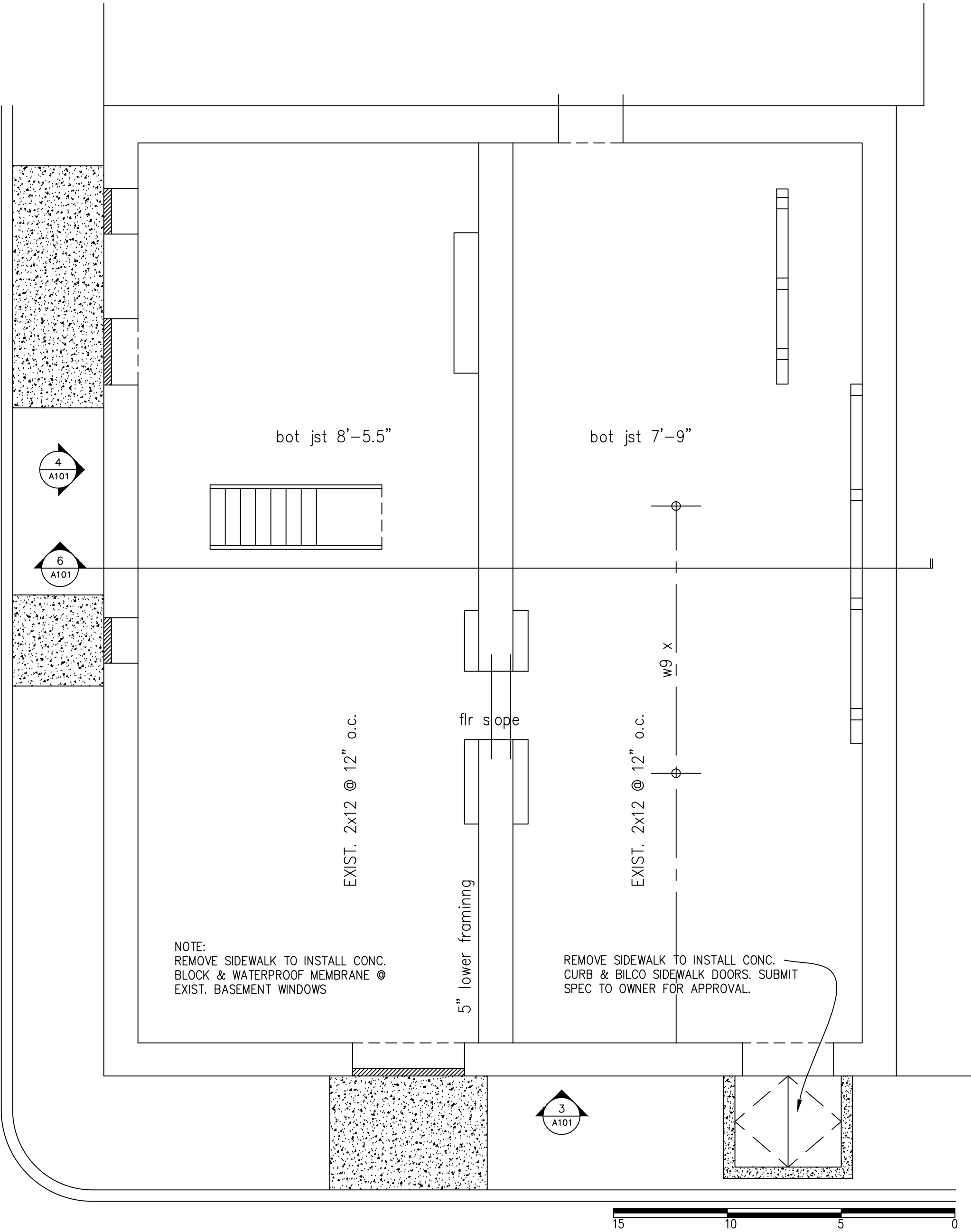
5
A101
NORTH ELEVATION
1/8" = 1'-0"



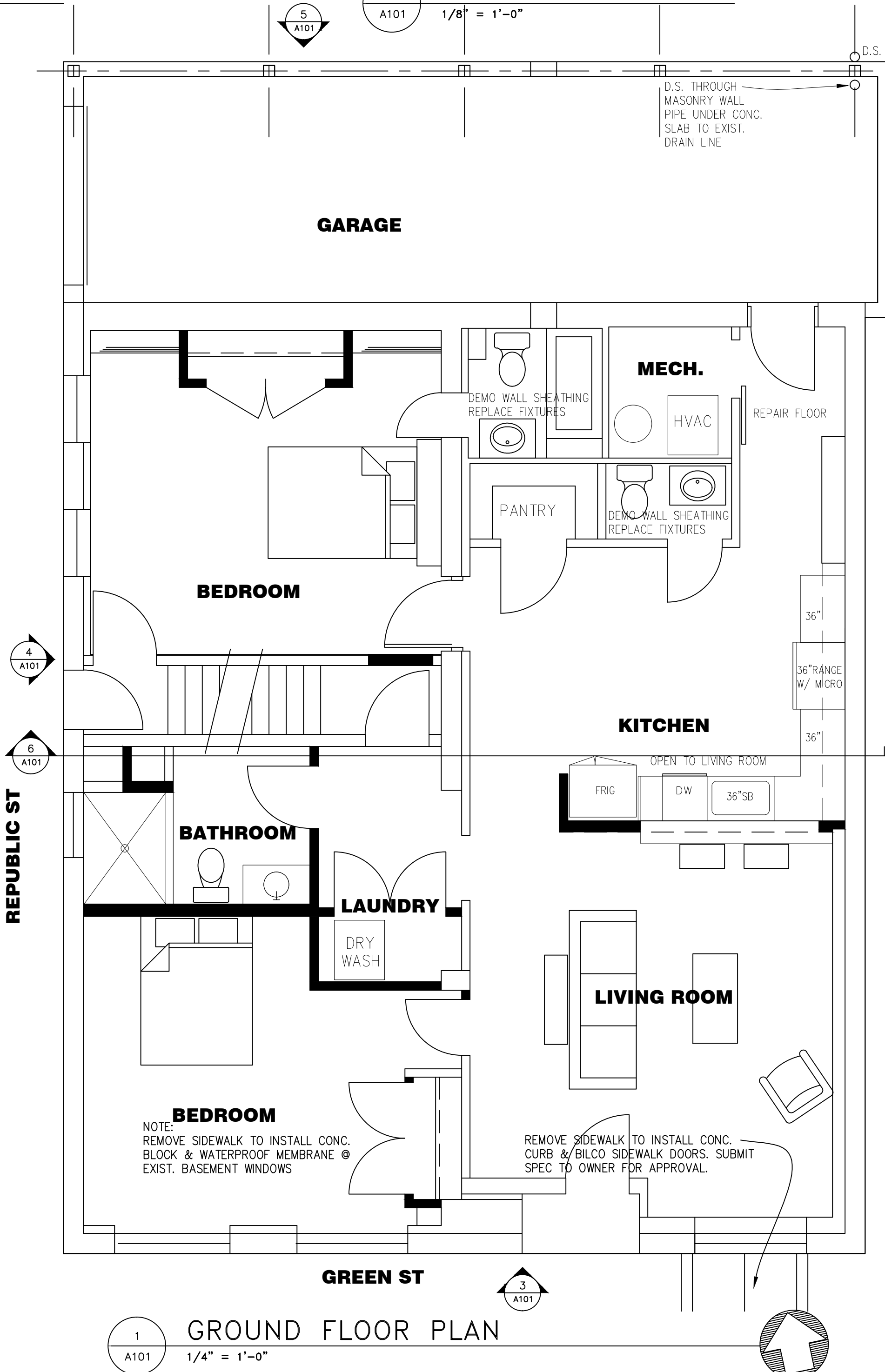
4
A101
WEST ELEVATION
1/8" = 1'-0"



3
A101
SOUTH ELEVATION
1/8" = 1'-0"



2
A101
BASEMENT PLAN
1/4" = 1'-0"



1
A101
GROUND FLOOR PLAN
1/4" = 1'-0"

12 Green Street
Renovation

12 Green Street
Cincinnati, Ohio

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5677 Homestretch Lane
Mason, Ohio 45040
513 515-5366
amberhassan@hotmail.com

Project Architect
SPAHR DEVELOPMENT, PLLC

Darren Spahr, AIA, LEED AP
32 Ridgeview Drive
Dry Ridge, Kentucky 41035
859.242.3730
dspahr@dspahr.com

Structural Engineer
ROENKER ENGINEERING, INC.

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3276 Highridge Drive
Taylor Mill, Kentucky 41015
859.331.0084

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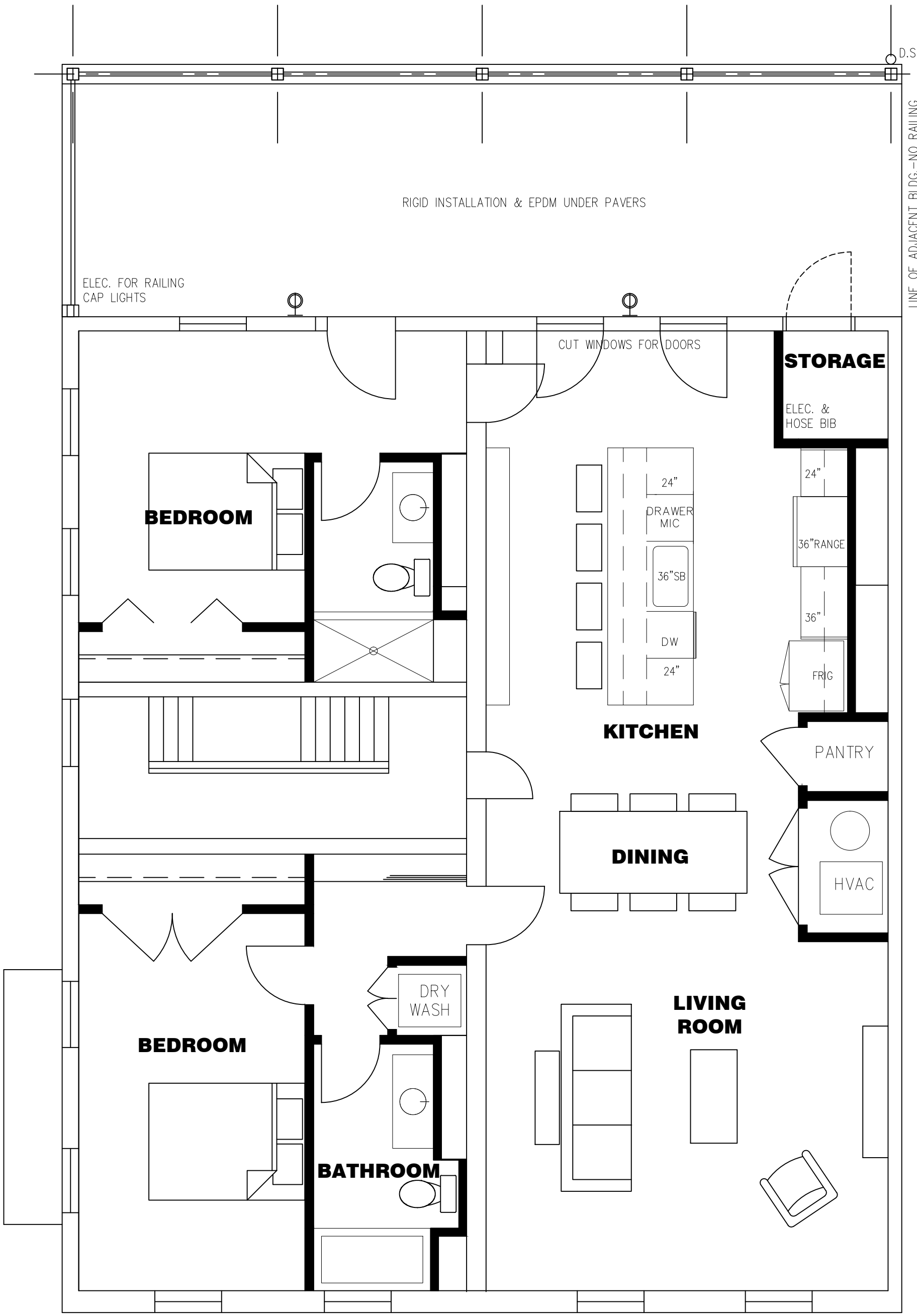
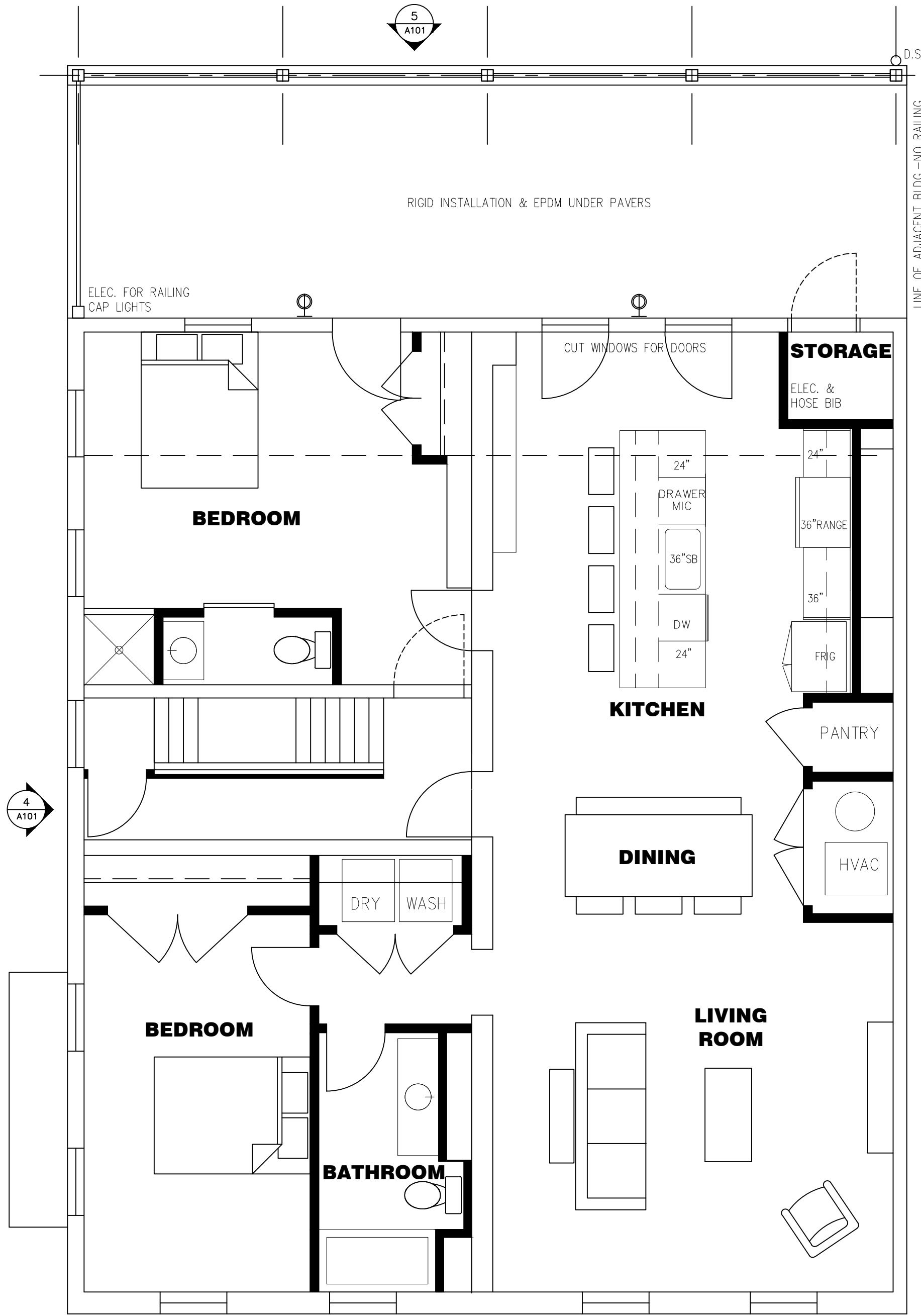
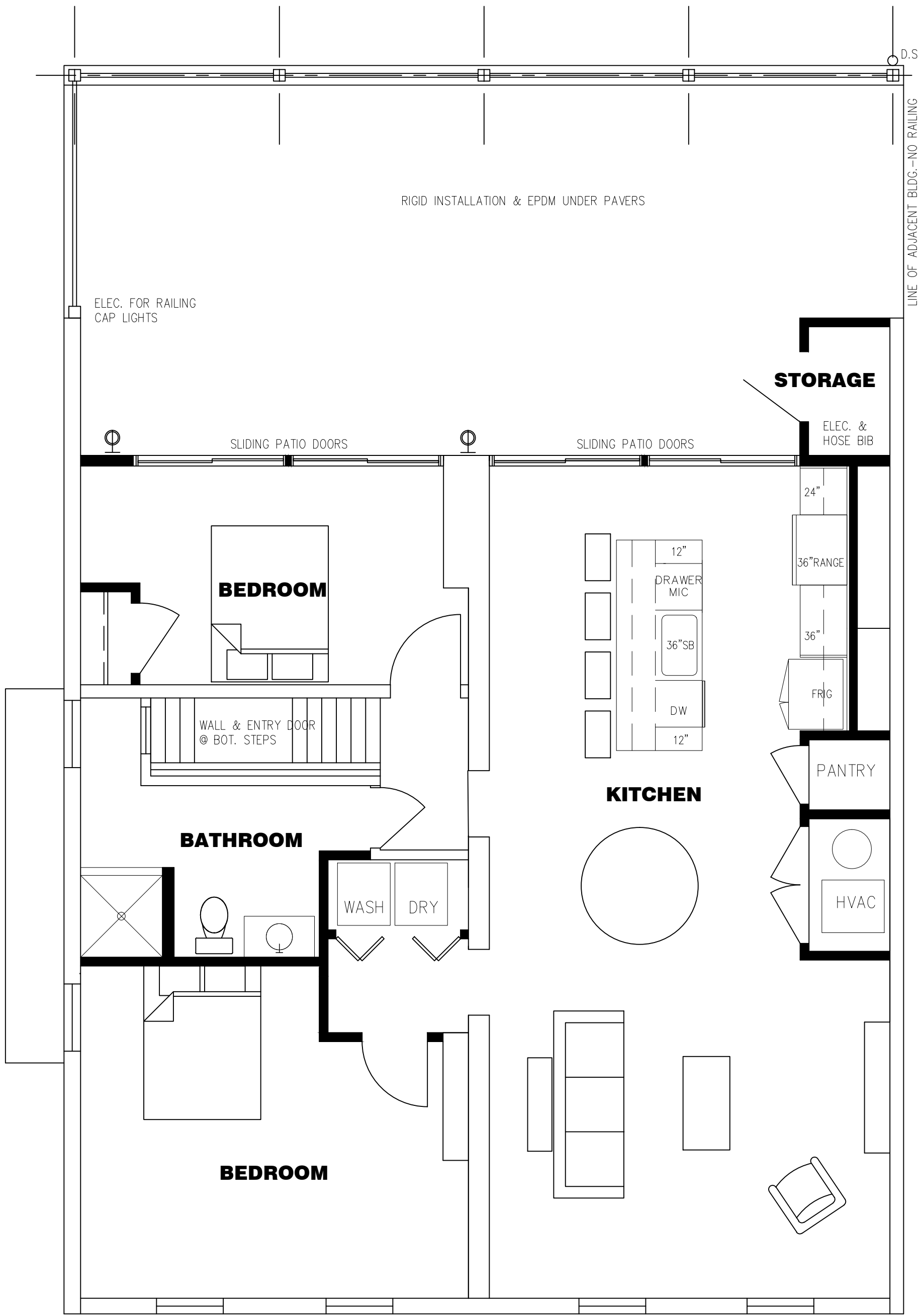
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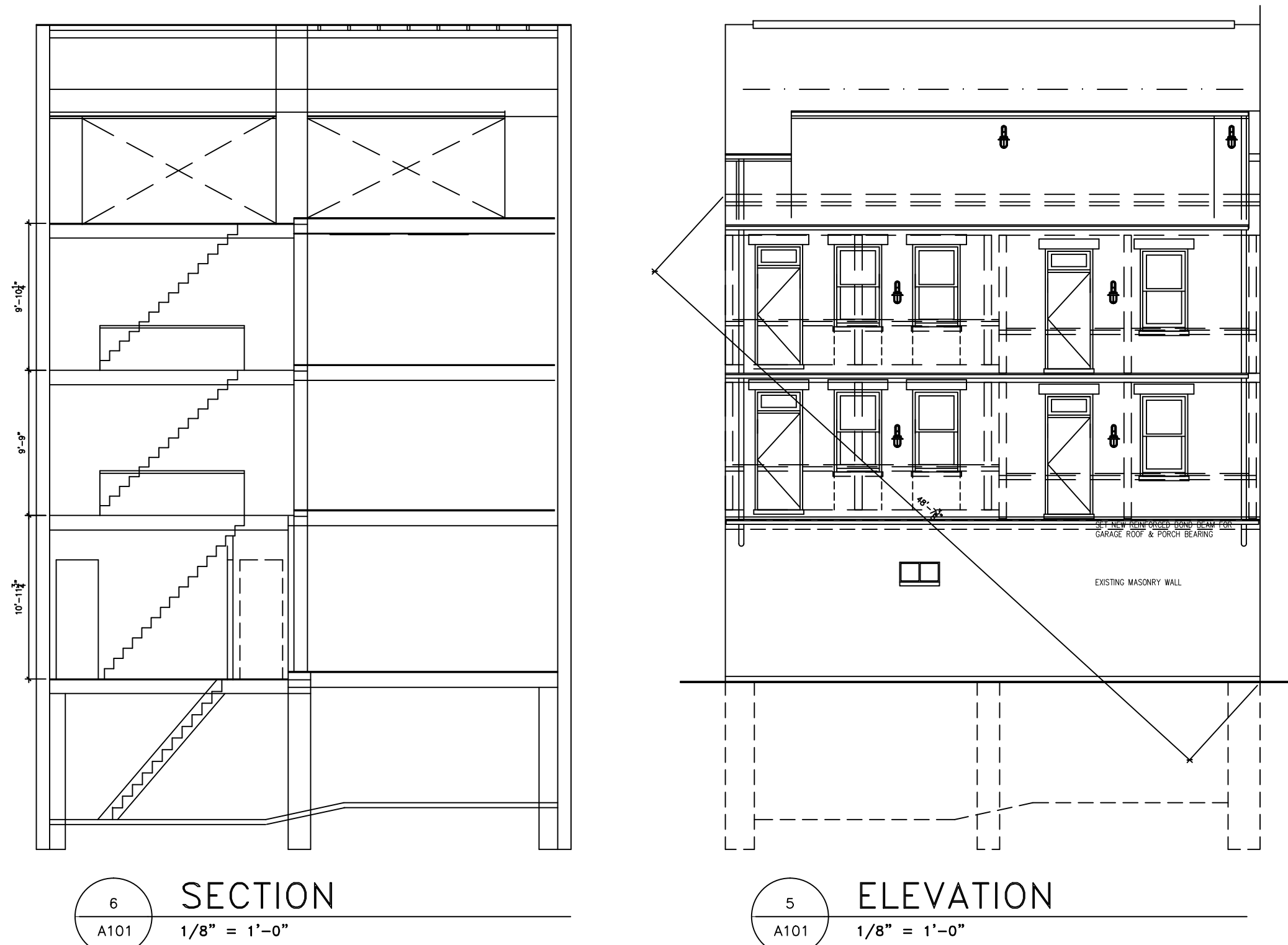
Drawing Title:

FLOOR PLANS

Job No:		Seal:
Cad File:	12 green st sk1.dwg	
Scale:	1/4" = 1'-0"	
Date:	7/1/2020	

A102





DEMOLITION NOTES:

CONSTRUCTION EQUIPMENT SUCH AS LIFTS, SCAFFOLDING, PORTABLE GENERATORS & MATERIALS SHALL BE STORED & PLACED SO AS NOT TO ENDANGER THE PUBLIC, THE WORKERS & ADJOINING PROPERTY FOR THE DURATION OF THE PROJECT.

THE PUBLIC SHALL BE PROTECTED DURING CONSTRUCTION, REMODELING, & DEMOLITION ACTIVITIES. SIGNS SHALL BE PROVIDED TO DIRECT BUILDING OCCUPANT TRAFFIC AROUND AREAS IN WHICH WORK IS TAKING PLACE.

ALL WASTE MATERIALS SHALL BE REMOVED IN A MANNER WHICH PREVENTS INJURY OR DAMAGE TO PERSONS, ADJOINING PROPERTY & PUBLIC RIGHT-OF-WAYS.

ALL REQUIRED EXITS, EXISTING, STRUCTURAL ELEMENTS, FIRE PROTECTION SYSTEMS & DEVICES & SANITARY SAFE-GUARDS SHALL BE MAINTAINED AT ALL TIMES DURING REMODELING, ALTERATIONS & REPAIRS TO THE BUILDING.

REMOVE ALL WALLS & PLASTER & LATH EXCEPT FOR STAIRWELL & STRUCTURAL/MASONRY

REMOVE ALL FIXTURES & FINISH FLOORING TO PLANK SUBFLOOR

ALL NAILS FROM WOOD TO BE PULLED & PLASTER AT WALL/CEILING TO BE TRIMMED TIGHT TO WALL

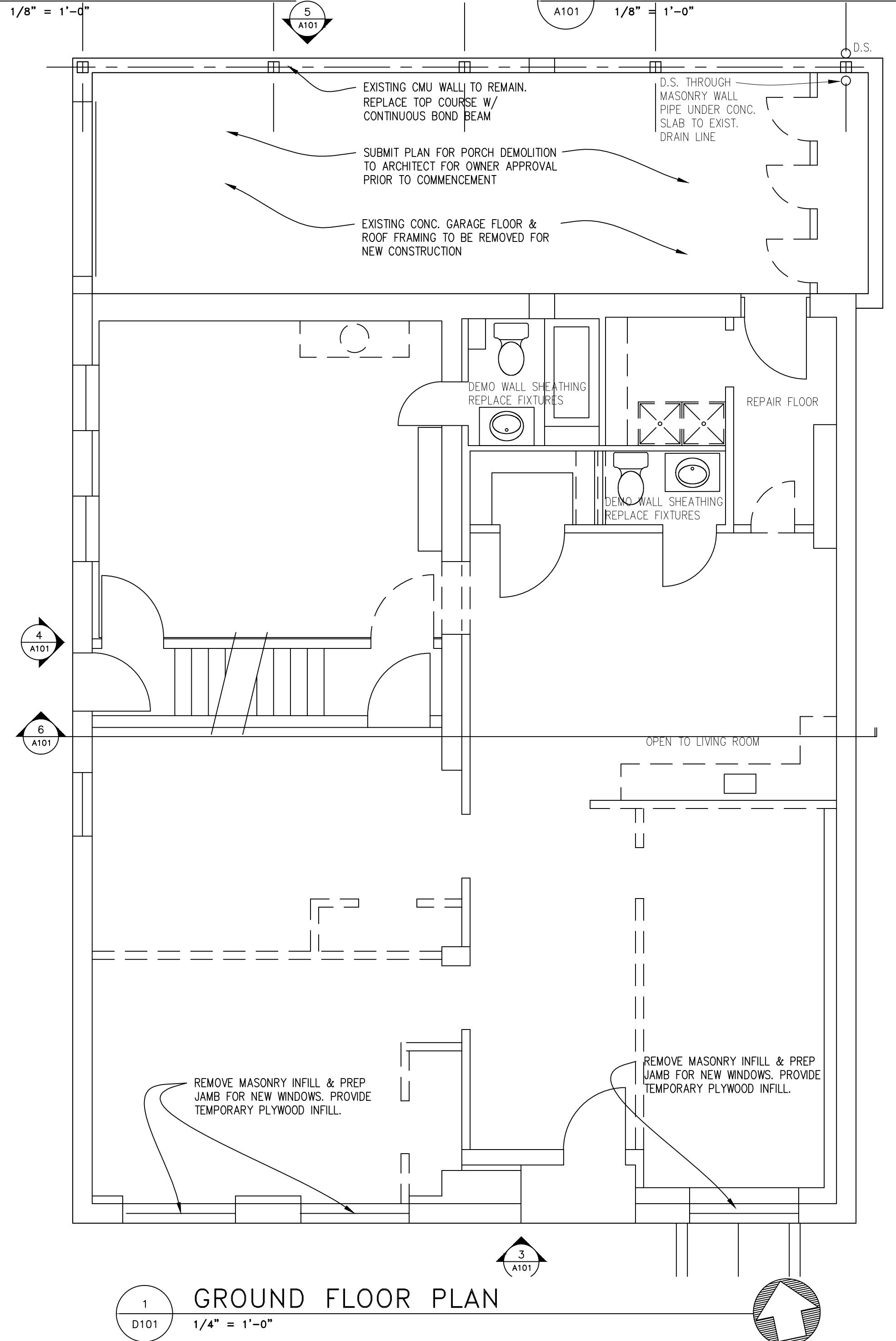
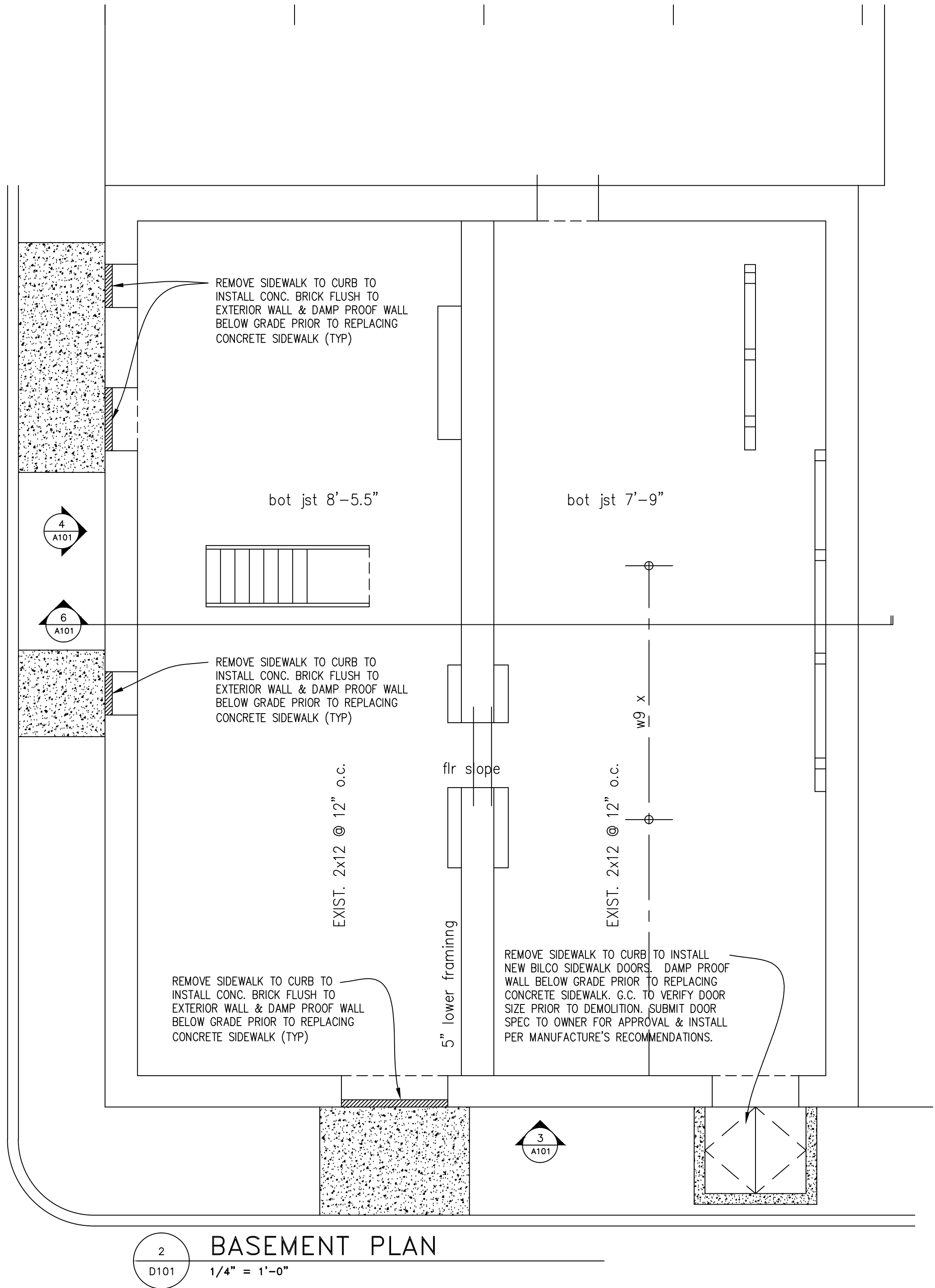
INSTALL TEMPORARY LIGHTING FOR DURATION OF RENOVATION

DEMOLITION CONTRACTOR TO SECURE DUMPSTER ENCROACHMENT PERMIT.

ANTIQUE OR ORIGINAL DOORS, HARDWARE & MANTELS TO BE MAINTAINED ON SITE

DEMOLITION CONTRACTOR TO REPAIR & REPLACE ANY DAMAGED OR DETERIORATED FLOOR FRAMING & SUBFLOOR.

DEMOLITION CONTRACTOR TO BROOM CLEAN FLOORS & VACUUM AROUND DOOR & WINDOWS TO ENSURE OPERATION.



12 Green Street Renovation

12 Green Street
Cincinnati, Ohio

Project Directory:

Project Owner
Amber Hassan
5677 Homestretch Lane
Mason, Ohio 45040
513 515-5366
amberhassan@hotmail.com

Project Architect
SPAHR DEVELOPMENT, PLLC
Darren Spahr, AIA, LEED AP
32 Ridgeview Drive
Dry Ridge, Kentucky 41035
859.242.3730
dspahr@dspahr.com

Structural Engineer
ROENKER ENGINEERING, INC.
Donald T. Roenker, P.E.
3276 Highridge Drive
Taylor Mill, Kentucky 41015
859.331.0084

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No.	Date	Description
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	9/4/20	SCHEMATIC DESIGN
	9/25/20	COA DRAWING

Drawing Title:

FLOOR PLAN

Job No:	
Cad File:	12 green st sk1.dwg
Scale:	1/4" = 1'-0"
Date:	7/1/2020

D101

12 Green Street
Renovation

12 Green Street
Cincinnati, Ohio

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513 515-5366
amberhassan@hotmail.com

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Drawing Title:

FLOOR PLAN

Job No:	-
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Scale:	1/4" = 1'-0"
Date:	7/1/2020

Seal:

D102

DEMOLITION NOTES:

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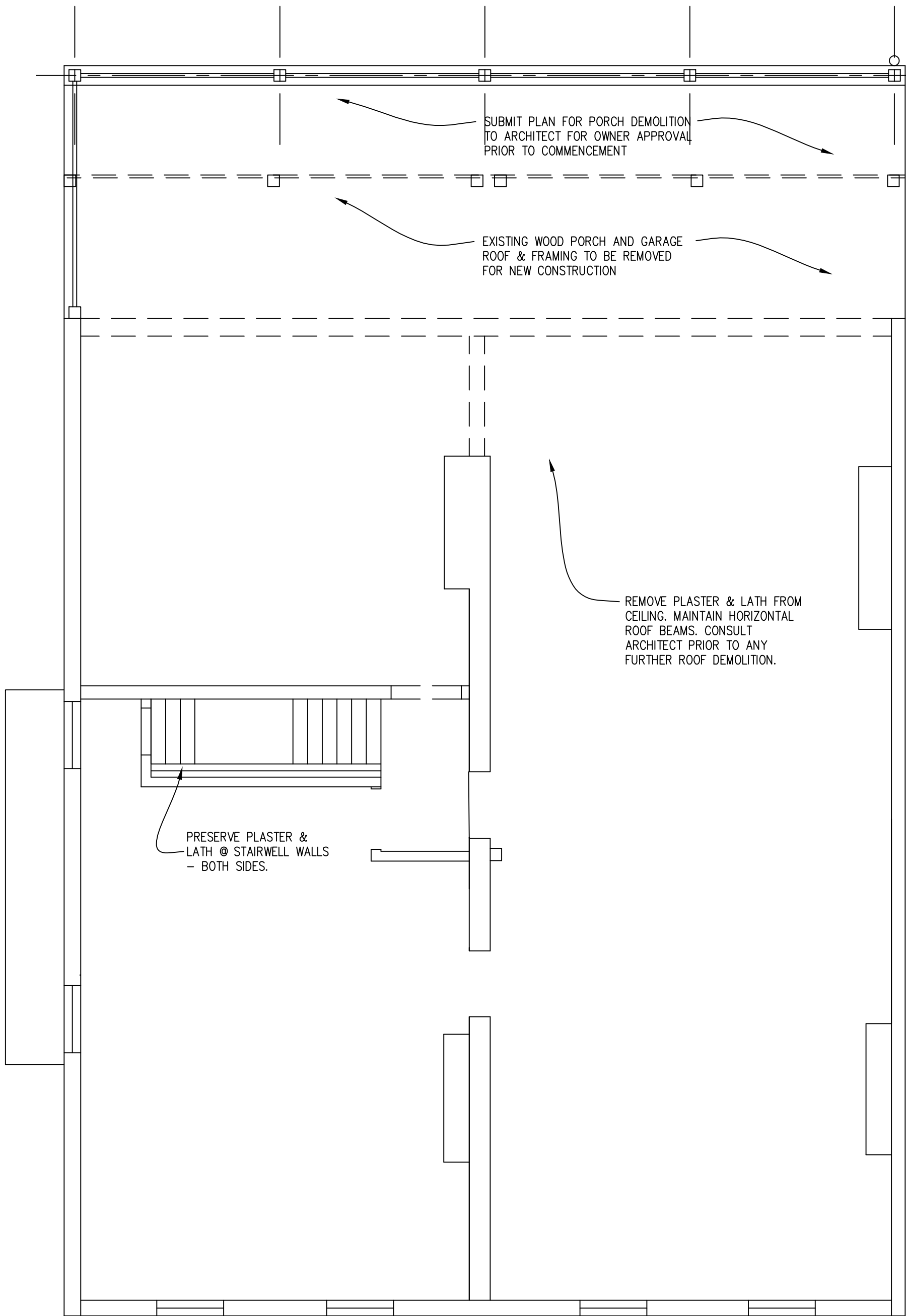
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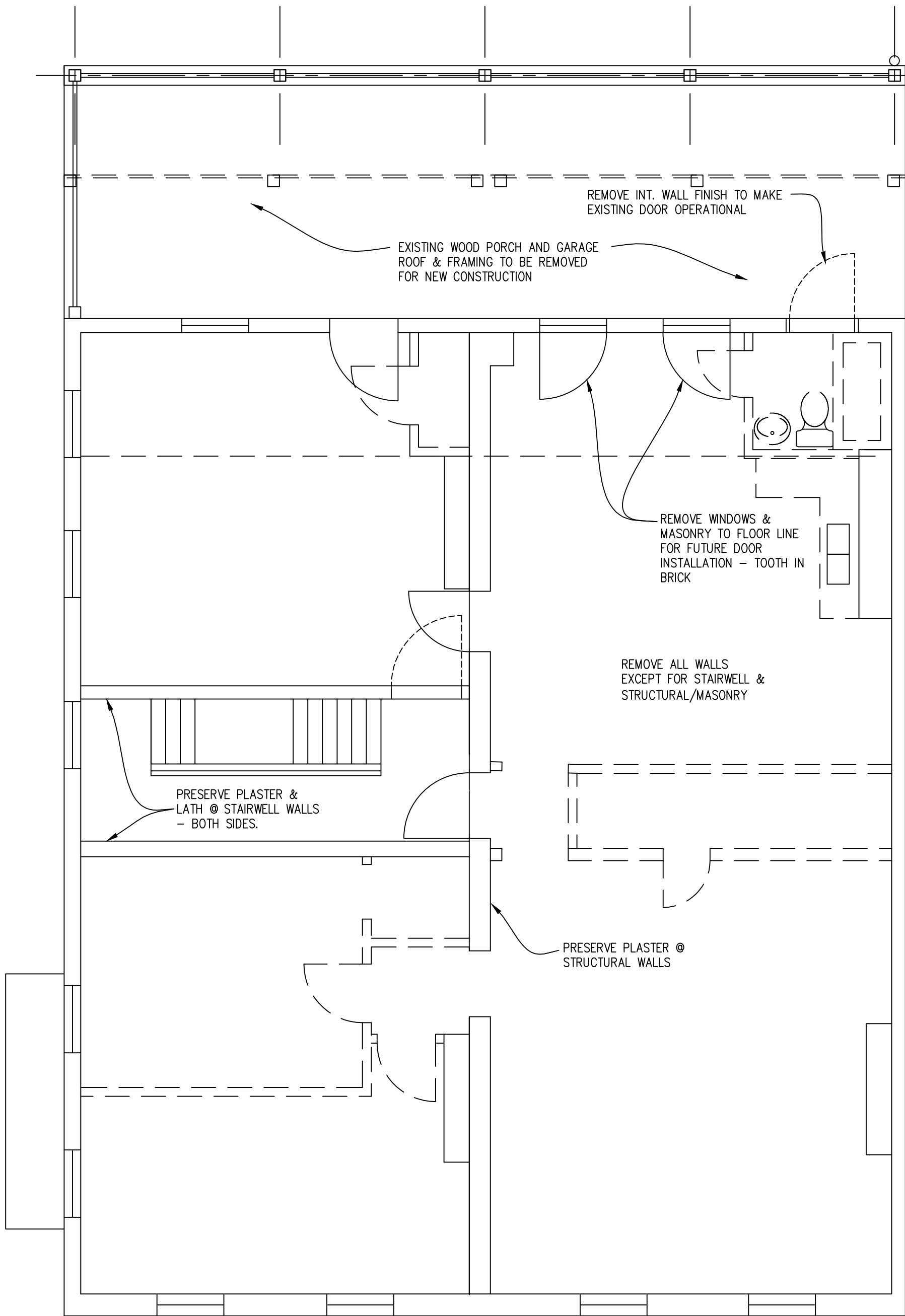
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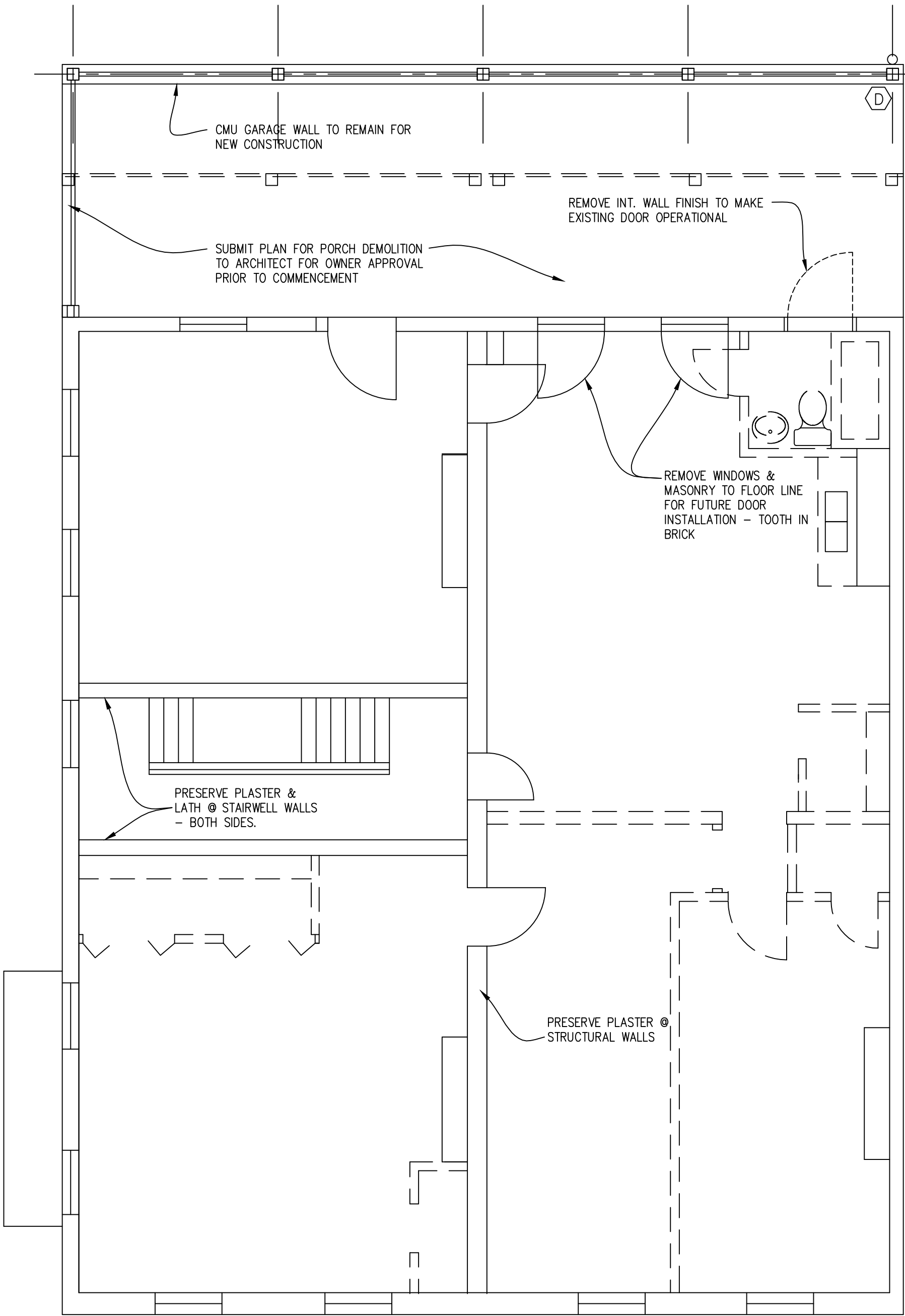
DEMOLITION CONTRACTOR TO BROOM CLEAN FLOORS & VACUUM AROUND DOOR & WINDOWS TO ENSURE OPERATION.



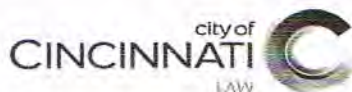
3
D102
FOURTH FLOOR PLAN
1/4" = 1'-0"



2
D102
THIRD FLOOR PLAN
1/4" = 1'-0"



1
D102
SECOND FLOOR PLAN
1/4" = 1'-0"



II Centennial Plaza
805 Central Avenue, Suite 500
Cincinnati, Ohio 45202
Monday- Friday 7:30 am- 4 pm
513-352-1559
Boards@cincinnati-oh.gov

ZONING HEARING EXAMINER

Application for Zoning Relief

Office Use Only
Case Number: _____

Hearing Date: _____

Section 1. SUBJECT PROPERTY

ADDRESS 12 Green St. Cincinnati, OH COMMUNITY _____
PARCEL ID(S) 009400080226 HILLSIDE DISTRICT: ☐ Yes ☒ No
BASE ZONING CLASSIFICATION CC-P ZONING OVERLAY (if applicable) _____
HISTORIC DISTRICT: ☐ No ☒ Yes: (name) Over the Rhine
☐ Non-Residential Project ☒ Residential Project (RCO) One -, Two -, and Three- Family Dwelling

Section 2. APPLICANT

NAME Spahr Development, PLLC CONTACT PERSON (if legal entity) Darren Spahr
ADDRESS 32 Ridgeview Drive CITY Dry Ridge STATE KY ZIP 41035
EMAIL dspahr@dspahr.com RELATIONSHIP TO OWNER (if not owner) Architect
TELEPHONE 859 242-3730

Section 3. OWNER

NAME Amber Hassan CONTACT PERSON (if legal entity) _____
ADDRESS 4677 Homestretch Lane CITY Mason STATE Ohio ZIP 45040
EMAIL amberhassan@hotmail.com RELATIONSHIP TO OWNER (if not owner) _____
TELEPHONE 513 515-5366

Section 4. NATURE OF RELIEF REQUESTED. (select all that apply)

- ☒ Variance ☐ Special Exception ☐ Conditional Use ☐ Use Variance
☐ Expansion or Substitution of Non Conforming Use ☐ Hillside Overlay District Permission
☐ Urban Design Overlay District Permission ☐ DD District Phased Development Approval

Section 5. BRIEF DESCRIPTION OF PROPOSED PROJECT (Do not write "see attached" or leave blank. You may attach a longer statement to this application if the space provided is insufficient to describe your proposed project)

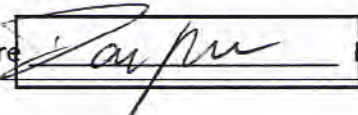
The Owner would like to rebuild the rear decks to be aligned with and bear on the outside wall of the existing garage below. We request a rear yard setback variance to allow construction up to the lot line.

Section 6. SUMMARY OF REASONS WHY RELIEF SHOULD BE GRANTED.

You must provide a written statement explaining how the proposed project meets the standards for all relief requested. Separate instructions for preparing this statement are attached. If you fail to follow the instructions for your type of request, your application may be denied.

Section 7. SIGNATURE. The undersigned does hereby certify that the information provided in connection with this application is, to the best of his or her knowledge, true and correct.

Print Name Darren Spahr

Signature 

Date 10 / 6 / 20

Spahr Development, PLLC

32 Ridgeview Drive, Dry Ridge, Kentucky 41035

Tel. (859) 242-3730

dspahr@dspahr.com

October 6, 2020

City of Cincinnati
11 Centennial Plaza
805 Central Avenue, Suite 500
Cincinnati, Ohio 45202
513 352-1559
Attn: Kasandra Maynes

RE: 12 GREEN STREET, CINCINNATI, OH – VARIANCE REQUEST

Cincinnati Building Department,

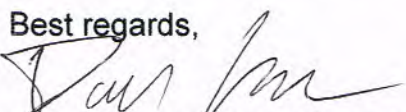
The owner of 12 Green Street in Cincinnati, Amber Hassan, would like to renovate the existing vacant apartment building that would include the exterior. We request a variance to extend the reconstruction of the rear porches to the outer north wall of the existing garage below. We also propose to open up the north roof of the fourth floor apartment removing a portion of the existing roof to a height of 6'-8" above finish floor (@ an exist. roof beam) to create a larger roof deck area.

The building is a four story masonry and wood construction. The prior apartment leasing company had an office on the first floor which is proposed to be a two bedroom apartment or possibly one bedroom with home office. We intend to reconstruct the window and door areas to the original size in keeping with it's historic character as lintels are still in place.

To renovate this building in this area "is in the public interest". The owner has secured and locked the side door since people were unlawfully occupying the stairwell. She intends to provide for a complete renovation of four market rate, apartments. The porches to the north have deteriorated to the point of needed to be removed and reconstructed. They currently bear on the roof framing of the garage below that is also deteriorated. Building the new porch on the existing rear (north) masonry wall is more structurally sound than the current configuration. Outdoor areas are an apartment trend that we firmly believe.

Please call me if you have any questions.

Best regards,



Darren Spahr, AIA, LEED AP
Spahr Development, PLLC



KEEP OUT

KFD

MASONRY
PLASTERING
DIVISIONS
313-688-0819

NO
PARKING
MON
2AM-7AM

GROHT



ONE WAY
→

NOTICE TO ALL
• OFFICE HOURS •
• ALCOHOL •
• FREE ZONE •
NO LOITERING
NO DRUGS
NO GAMING
2ND HANDS OUT

NOTICE TO ALL
• OFFICE HOURS •
• ALCOHOL •
• FREE ZONE •
NO LOITERING
NO DRUGS
NO GAMING
2ND HANDS OUT

NO PARKING
WED.
2 AM - 7 AM
NO LOADING
UNLESS PERMITTED



REAL ESTATE
INVESTMENTS
APTS HOUSES

NOTICE TO ALL
DRUG AND
ALCOHOL
FREE ZONE
NO POSSESSION
NO CONSUMPTION
NO LOITERING
NO VANDALISM
NO PARKING

VACANT BUILDING
KEEP OUT

SP42741



APPLICATION FOR ZONING RELIEF AND CERTIFICATE OF APPROPRIATENESS HISTORIC CONSERVATION BOARD PUBLIC HEARING STAFF REPORT

APPLICATION #: COA2020042I /ZH2020153
APPLICANT: DAFFIN OTR LLC
OWNER: DAFFIN OTR LLC
ADDRESS: **1713 Main Street**
PARCELS: 094-0007-299; 094-0007-300
ZONING: RM 0.7
OVERLAYS: Over-the-Rhine Historic District/ Hillside District
COMMUNITY: Over-the-Rhine
REPORT DATE: October 21, 2020, 2020
STAFF REVIEW: Beth Johnson, Urban Conservator

Nature of Request:

The applicant is requesting a Certificate of Appropriateness and Zoning Relief for the demolition of a one-story garage and a construction of new single family home Main Street.

Details of Zoning Relief Required:

1. 1433-17 (C): HS Front Yard Setback (east). As there are no adjacent buildings, this lot has the base 5-foot front yard setback. **A 5 Foot variance is required for the east face.**
2. 1433-17 (C): HS Front Yard Setback (west). As there are no adjacent buildings, this lot has the base 5-foot front yard setback. **A 5 Foot variance is required for the east face.**
3. 1433-17 (D): HS Front height Setback (east). As there are no adjacent buildings, this lot has the base height calculation of 35. **A 13 Foot variance is required for the east face.**
4. 1433-17 (D): HS Front height Setback (west). As there are no adjacent buildings, this lot has the base height calculation of 35. **A 15 Foot variance is required for the east face.**
5. 1433-19 (G): Excavation and fill should not exceed 8 feet in cumulative height. The proposed development has 5 feet of excavation and 5 feet of fill for 10 feet cumulative. **A 2 ft variance is required.**

Existing Conditions:

1713 Main Street is a parcel that has 3 street frontages with Main Street and Antique Street being “front” streets and Peete Street being a side street. The lot has 2 front yards one on Main Street and one on Antique Street. On the property is currently a 5 car brick and concrete parged garage. This building is a non-contributing building. This parcel is also in a hillside district.



Figure 1: Map of 1713 Main Street. Map provided by Cagis Maps



Figure 2: Street view of 1713 Main Street. Image provided by Google Street views.

Proposed Conditions:

The proposal at 1713 Main Street

1. Demolish the existing one story brick and concrete stucco garage.
2. Construct a single family home with a 3 car garage facing Peete Street at the basement level and 3 stories of living space with at 4th story as access to the roof deck.
3. The house will be clad in brick with traditional detailing at the windows and cornice.
4. The building will have fenestration on the Main Street and Peete street façade with a blank wall along Antique Street.

Previous Review: NA

Applicable Zoning Code Sections:

Zoning District:	Section 1405	Residential
Variance Requests:	Section 1405	Development Standards
	Section 1433	Hillside District
Variance Authority:	Section 1445-07	
HCB authority:	Section 1435-05-4	
Variance Standard:	Section 1445-13	General Standards: Public Interest
	Section 1445-15	Standards for Variances
Overlays:	Section 1435	Historic Preservation
Historic District/Reg:		Over the Rhine Historic District
COA Standard:	Section 1435-09-2	COA; Standard of Review

Zoning Analysis:

As the property does not have any directly abutting buildings, the base zoning setbacks and height apply.

Below is analysis of the consideration factors for all of the requested zoning actions, utilizing Section 1445-13, General Standards; Public Interest. Staff is supportive of the requests for variances.

- The setback requests and heights are for setbacks and heights that are similar to neighboring properties and other properties in the vicinity as well as help the proposal meet the Historic District Standards. The applicant has provided a map that shows the heights (both front and rear) of properties within the area
- The excavation request is minimal and will help provide a basement/garage as well as a more even yard.

- a. **Zoning.** The proposed work conforms to the underlying zone district regulations and is in harmony with the general purposes and intent of the Cincinnati Zoning Code.

The underlying zoning is RM 0.7 and it is within a Hillside overlay zone. The proposed use of the subject property does conform to the permitted uses within the zone. The front setbacks and heights do not conform base zone

The front setback is a minimum request and is a request that is justified by the context of a zero front lot line development within the neighborhood and adjacent blocks. As a property that has 3 street frontages, the building is placed appropriately for the context.

The height request is requesting a similar heights to properties within the directly adjacent blocks. The applicant has provided a map that has both front and rear heights from buildings within the block. The building is 3 stories on Main Street and 4 stories on Antique Street. Buildings within the directly adjacent blocks are 3-4 stories.

- b. **Guidelines.** The proposed work conforms to any guidelines adopted or approved by Council for the district in which the proposed work is located.

The proposed work does substantially conform to the guidelines for the Over-the-Rhine Conservation District with limited conditions related to the siding material on the east elevation. (Refer to Certificate of Appropriateness review below)

- c. **Plans.** The proposed work conforms to a comprehensive plan, any applicable urban design or other plan officially adopted by Council, and any applicable community plan approved by the City Planning Commission.

This project conforms to the Over the Rhine Comprehensive Plan through creating increased home ownership opportunities as well as providing for parking for the development.

The Comprehensive Plan also calls for developments within Historic Districts to support the historic conservation efforts and as in staff's review the new infill is contextually sensitive and does not detract from the district.

- d. **Traffic.** Streets or other means of access to the proposed development are suitable and adequate to carry anticipated traffic and will not overload the adjacent streets and the internal circulation system is properly designed.
Traffic will be impacted as it will be creating a use on currently vacant parcels but the project is providing off street parking and will not increase the on street parking demand. They are providing a parking garage that will allow for 3 cars to be parked. There is no parking currently at the proposed curb cut and there is an existing curb cut.
- e. **Buffering.** Appropriate buffering is provided to protect adjacent uses or properties from light, noise and visual impacts.
This is not applicable.
- f. **Landscaping.** Landscaping meets the requirements of Chapter 1423, Landscaping and Buffer Yards.
This is not applicable.
- g. **Hours of Operation.** Operating hours are compatible with adjacent land uses.
This is not applicable.
- h. **Neighborhood Compatibility.** The proposed work is compatible with the predominant or prevailing land use, building and structure patterns of the neighborhood surrounding the proposed development and will not have a material net cumulative adverse impact on the neighborhood.
The proposed use of a single family house development is an appropriate use within a residential area of the neighborhood.
- i. **Proposed Zoning Amendments.** The proposed work is consistent with any proposed amendment to the zoning code then under consideration by the City Planning Commission or Council.
There are no proposed amendments under consideration that would impact this proposed project.
- j. **Adverse Effects.** Any adverse effect on the access to the property by fire, police, or other public services; access to light and air from adjoining properties; traffic conditions; or the development, usefulness or value of neighboring land and buildings.
There is no anticipated adverse effect
- k. **Blight.** The elimination or avoidance of blight.
This will provide a new use to a currently vacant and unimproved lot.
- l. **Economic Benefits.** The promotion of the Cincinnati economy.
The proposed work will increase the property value of the subject parcels.
- m. **Job Creation.** The creation of jobs both permanently and during construction.

The proposed project will create temporary jobs during construction and will provide permanent jobs at the restaurant on the first floor and with the property management of the apartments.

- n. **Tax Valuation.** Any increase in the real property tax duplicate.
Property taxes will increase due to the improved value of the significantly larger structure on the property.
- o. **Private Benefits.** The economic and other private benefits to the owner or applicant.
The owner has an economic benefit to the proposed project.
- p. **Public Benefits.** The public peace, health, safety or general welfare.
 - *There is no anticipated detriment to the public peace health, safety or general welfare of the public or neighbors.*

Standards for Variances per Section 1435-05-4

- (a) Is necessary and appropriate in the interest of historic conservation so as not to adversely affect the historic architectural or aesthetic integrity of the Historic District of Historic Asset; or

The proposed work is compatible with the historic district and will provide an example of development that is contemporary in style while compatible with the historic district is scale, massing, and materials.

- (b) Is necessary where the denial thereof would result in a deprivation of all economically viable uses of the property as viewed in its entirety. In making such a determination, the Historic Conservation Board may consider the factors set forth in Section 1435-09-2 (aa) to (ff).

The denial will not result in the deprivation of all economically viable uses.

Certificate of Appropriateness Review

Staff is supportive of the design and feels that the design substantially conforms to the Historic Conservation District Guidelines. The proposal sits next to a historic building and next to bank of vacant lots.

DEMOLITION

4. The demolition request is for an inappropriate addition or a non-significant portion of a building and the demolition will not adversely affect those parts of the building which are significant as determined by the Historic Conservation Board. Supplemental Demolition Guidelines for the Over-the-Rhine Historic District:

2. Approve the demolition of a non-contributing building or a building of a later period and the demolition will not adversely affect the character of the streetscape or the district as determined by the Historic Conservation Board. A list of the non-contributing buildings is provided below.

The garage is from the 1930's as per the Sanborn maps. The building, while built during the period of significance is not included in the list of contributing building in the National Register Nomination Map but is also not listed in the non-contributing list within the local district. As we have had multiple discrepancies in the past, staff defers to the National Register nomination. The building has not been maintained and has been altered from its original auto storage. As the application is replacing it with a building that also has a garage at this location, the context of the site will remain.

Per zoning this is an RM 0.7 district.

- *This would allow by right for residential, which would require significant modifications to make the existing building into a residential building.*
- *A parking facility is conditional use, but again, significant modifications would be required to make this a useable parking facility and the existing size of the garage does not fit today's vehicles well.*
- *Other uses that this existing building would be able to be retrofitted for, such as storage, are not permitted in the district and again would require significant modifications.*

NEW CONSTRUCTION

Staff comments on the Specific Guidelines for New Construction:

A. Intent and General Guidelines

1. New construction is allowed on vacant sites in Over-the-Rhine, because gaps due to demolition weaken the streetscape and the overall character of the district. New construction can improve both the physical quality and economic vitality of the neighborhood.

The lot currently has a non-contributing 1 story garage.

2. New construction should be well-designed but should not replicate the existing buildings. The exceptional quality of the existing buildings in the district provides an outstanding framework for new construction.

This infill development does not replicate the existing buildings, but uses materials, massing, ornamentation and rhythm to influence the design choices.

3. The Historic Conservation Board's review of new construction will focus on the design compatibility with the surrounding contributing structures. The appropriateness of design solutions will be based on balancing the programmatic needs of the applicant with how well the design relates to the neighboring buildings and to the intent of these guidelines. New design proposals should pay particular attention to composition, materials, openings, rhythm, scale, proportion and height.

Staff details the compatibility of the project with the guidelines and surrounding buildings below in the specific guidelines.

4. The new construction guidelines for this district will be used to judge the compatibility of new work. The specific site and programmatic needs of each project will be taken into consideration.

Staff details the compatibility of the project with the guidelines and surrounding buildings below in the specific guidelines

B. Specific Guidelines

1. **Composition:** New buildings should respond to the traditional subdivisions found on historic property: a base, a middle and a top. Most buildings in Over-the-Rhine are built of brick with the principal facade parallel to the street it faces. The most important features of buildings in Over-the-Rhine are the arrangement of openings on the principal facade and an overall vertical emphasis of the whole design. Each building provides its own variations, but collectively they share many basic features.

Base: New buildings should have a well-defined base. Within the district most buildings have a base that is distinguishable from the rest of the building. This is accomplished through a change of materials, a change of scale, and/or a lintel or other type of horizontal banding. In larger buildings the original base may include more than the first floor.

Along Peete Street the building has a strong base in the form of a garage and a basement faced with stone. This stone work wraps around the building at the basement level and provides for a slightly elevated first floor along Main Street and Antique Street.

Middle: Details on new buildings should relate to the detailing of adjacent or nearby buildings. Buildings in the district often incorporate architectural details such as changes in plane or changes in materials on their upper floors. Decorative, horizontal bands indicating the floor lines, sill heights or lintel heights should not overpower the vertical emphasis of the design.

The middle is defined with brick cladding and on the front punched openings on both on the first, second and third floors along Main Street, Peete Street

and on the northern face. The Antique Street is a blank wall. A large brick blank wall along a secondary street is not a unique feature and will not adversely affect the street scape as there are no directly adjacent buildings.

Top: New construction must employ a strong element that terminates the uppermost part of the building. Distinctive elements in the architecture of Over-the-Rhine are elaborate projecting cornices, decorative parapets and the expressive use of materials.

The top of the front façade is defined by a simple paneled cornice. While the detailing is tradition, not incorporating brackets creates a more modern take. This cornice also acts as a railing for the roof deck.

2. Roofs: Roofs for new construction should be similar to roofs of adjacent and nearby buildings of similar size and use. In the district, buildings of three or more stories generally have low-pitched shed roofs that are not visible above the principal facade. Smaller buildings in the district typically have simple gable roofs on which the gables are perpendicular to the principal facade. Institutional buildings in Over-the-Rhine have a variety of roof shapes, including dormers, multiple gables, hip roofs and towers. Roofs in this district have little or no overhang.

The roof is a flat roof. As there is a 2 tiered roof shape, one for the 4th floor roof access and then the roof above the 3rd floor, the roof shape isn't a typical roof, however staff does not find that creates a form that is out of context and given that the rest of the building is fairly traditional in detailing.

3. Window Openings: Window openings are extremely important in this district. The openings of new buildings should be related to the size and placement of openings found on historic structures of similar use in the district. In residential buildings, window openings are typically found individually rather than in pairs or grouped. The openings are taller and wide (typically in a proportion of 2:1), window sash are set back from the wall surface, and openings have some form of definition, such as lintels, sills or decorative surrounds. Window openings, which are typically aligned vertically, usually occupy between 20% and 50% of the principal facade. In commercial, industrial and institutional buildings, windows are often grouped within a single opening. These building types may also use a combination of window sash, including double-hung, awning and hopper. If muntins are used in new window sash, they must provide true divided lights. Within the individual opening, window sash are usually divided into two or more lights. In all cases the glass must be clear; tinted or reflective glass is not acceptable. Also, roll down shutters and metal bar systems installed on the exterior of the building that cover door and window openings are not appropriate.

1. *The windows on the front façade substantially conform to the guidelines above. The windows are taller than they are wide and are in a punched opening format.*
2. *The windows are in punched openings with one over one double hung window configuration.*

3. *The windows along the Main Street façade have a decorative window hood and the windows on the secondary elevations are simple openings with simple detailing around the windows.*

5. Setback: Setback is an important issue in a dense urban area such as Over-the-Rhine. The setback for new construction should be consistent with the buildings of similar use on adjacent and nearby sites. In Over-the-Rhine, most commercial buildings are built up to the property line. Some residential property, especially detached buildings, has shallow setbacks but retain an "edge" at the property line with a fence. Some larger institutional buildings such as schools, churches and public buildings are setback from the street to provide public space and to add to their monumentality. In most cases new construction on corner sites should be built up to the edge of both outside property lines.

The proposed property a zero lot line setback along the three street frontages and then provides a simple privacy fence around the rest of the lot to continue the property edge.

6. Rhythm: New buildings should incorporate design features, such as window groupings, articulation of wall surfaces, and decorative elements such as columns or piers in an effort to maintain the rhythm that already exists in the district. New construction should avoid creating long unrelieved expanses of wall along the street by maintaining the rhythm of bays found on the district. Most buildings in Over-the-Rhine are relatively narrow, 25 to 50 feet in width. A building facade typically displays vertical subdivisions that establish a visual rhythm. In dense commercial areas such as Vine Street, there are no setbacks, creating a solid wall along the street. This wall is articulated by the individual buildings, which in turn are divided by window groupings, changes in wall planes and decorative elements such as pilasters, columns or piers.

The lot is a similar size to other lots within the block. The building is 23'4" wide along Antique Street and 18'3" wide along Main Street and then has a canted corner to follow the angle of the street.

The window patterns along both Peete Street and Main Street are also a similar rhythm to the window patterns within the neighborhood.

7. Emphasis: New residential and mixed-use construction should have a vertical emphasis, because in Over-the-Rhine buildings are taller than they are wide, window openings are tall and narrow, and storefronts have slender columns, which emphasize verticality. Commercial and industrial buildings, which may have an overall horizontal emphasis, often incorporate vertical elements, such as pilasters or vertically oriented openings.

The building has many elements that help to create a strong vertical emphasis. The major elements include that the building is taller than it is wide and the vertical alignment of the windows to create strong vertical columns.

8. Height: The height of new construction should not vary more than one story from adjacent contributing buildings. Most buildings in Over-the-Rhine are between two- and five-stories.

The height is appropriate to the site and the area. As the buildings are mostly three stories and three and a half stories tall, the building is a similar height to the rest of the buildings in the vicinity.

9. Materials: New construction should use materials that are found on the historic buildings in Over-the-Rhine. Clearly the dominant material in Over-the-Rhine is brick, but other materials such as limestone, sandstone, cast-iron, slate, wood and sheet metal are important as well. Materials such as stucco, synthetic stucco and plastic are not appropriate and should not be considered as exposed finish materials for new construction in this district.

The main building material on the front façade is a red brick and cast stone. The windows, garage doors and secondary siding of hardi-plank at the roof deck are all simple and contextual materials.

Other Considerations: **Prehearing Results**

Comments Provided to Staff:

Recommendation:

- I. **ZONING VARIANCES:** based on the application for Zoning Relief for single family home at 1713 Main Street per the drawings submitted by Daffin Engineering dated 9/17/2020
 - A. 1433-17 (C): HS Front Yard Setback (east). **APPROVE** A 5 Foot variance to provide for a zero-lot line setback.
 - B. 1433-17 (C): HS Front Yard Setback (west). **APPROVE** A 5 Foot variance to provide for a zero-lot line setback.
 - C. 1433-17 (D): HS Front height Setback (east). **APPROVE** A 13 Foot variance is for the west face for an average height of 48 feet.
 - D. 1433-17 (D): HS Front height Setback (west). **APPROVE** a 15 Foot variance is for the west face for an average height of 50 feet.
 - E. 1433-19 (G): Excavation and fill should not exceed 8 feet in cumulative height. **APPROVE** a 2 ft variance to allow for a 10 foot cumulative cut and fill.
- A. **FINDING:** The Board makes this determination that per Section 1435-05-4:
 1. Such relief from literal implication of the Zoning Code will be not materially detrimental to the public health, safety and welfare or injurious to property within the district or vicinity where property is located.

2. Is necessary and appropriate in the interest of historic conservation so as not to adversely affect the historic architectural or aesthetic integrity of the Historic District.

II. **CERTIFICATE OF APPROPRIATENESS**

- III. **Approve** the application for Certificate of Appropriateness for the demolition of a one story garage and the construction of a a single-family home at 1713 Main per the drawings submitted by Daffin Engineering dated 9/17/2020 with the following conditions.

1. Final material choices should be approved by staff prior to installation.
2. The building permits must be issued within two years of the decision date or the Certificate of Appropriateness shall expire.

B. FINDING: The Board makes this determination per Section 1435-09-2

1. That the property owner has demonstrated by credible evidence that the proposal substantially conforms to the applicable conservation guidelines.
2. This is a unique property with 3 street frontages that also has a grade change on the property.
3. The garage level is replacing an existing non-contributing garage.

ADJUDICATION/DENIAL LETTER

Date: September 9, 2020

Location: 1713 Main Street

Request: SF Infill, demo NC, and zoning relief

Zoning District: RM0.7/OTR Historic District and Hillside Historic District.

The City of Cincinnati appreciates receiving your information regarding your proposed project. The purpose of this letter is to inform you that your proposed project will be required to get a Certificate of Appropriateness and Zoning Relief from the Historic Conservation Board as it is within a local historic district.

All documents **that are checked** on the Documents Required for Historic Conservation Board Review are a required part of the submission and the submission will not be considered complete unless all of these documents are included. When you submit the copies of the application, the Documents Required Sheet must be submitted as well. **A \$621.68 fee is required with the submission as well.** All deadlines for upcoming Historic Conservation Board hearings can be found at <https://www.cincinnati-oh.gov/buildings/historic-conservation/historic-conservation-board/>. **Applications must be submitted no later than 3pm on the deadline date.**

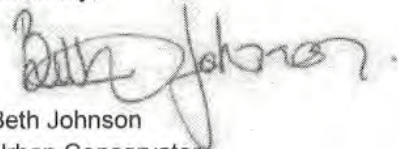
Your request also does not comply with the City of Cincinnati Zoning Code for the following reason(s):

1. 1433-17 (C): HS Front Yard Setback (east). As there are no adjacent buildings, this lot has the base 5-foot front yard setback. **A 5 Foot variance is required for the east face.**
2. 1433-17 (C): HS Front Yard Setback (west). As there are no adjacent buildings, this lot has the base 5-foot front yard setback. **A 5 Foot variance is required for the east face.**
3. 1433-17 (D): HS Front height Setback (east). As there are no adjacent buildings, this lot has the base height calculation of 35. **A 13 Foot variance is required for the east face.**
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5. 1433-19 (G): Excavation and fill should not exceed 8 feet in cumulative height. The proposed development has 5 feet of excavation and 5 feet of fill for 10 feet cumulative. **A 2 ft variance is required.**

The applications and documents required will be turned into the *Law Department- Office of Administrative Boards*. Their office is located on the 5th floor of 805 Central Avenue in the Permit Center. Applications can be turned in **no later than 3pm on the deadline date**. You must contact Kasandra Maynes at 513-352-1559 or Kasandra.Maynes@cincinnati-oh.gov for submittal.

You may also contact me at the information listed below with historic conservation or zoning questions, concerns or to make an appointment.

Sincerely,



Beth Johnson
Urban Conservator

(p): 513-352-4848

(e): beth.johnson@cincinnati-oh.gov

CINCINNATI'S HISTORIC CONSERVATION OFFICE



Documents Required for

Historic Conservation Board Review

The Historic Conservation Office will provide this list with the required items checked off once an Adjudication/Denial letter is issued.

- ☐ 3 complete hard copies at the time of application.
- ☒ All drawings formatted to 11x17 or 12x18.
- ☒ Digital copy in PDF format provided on CD, USB drive, or emailed to beth.johnson@cincinnati-oh.gov
- ☒ Adjudication/Denial Letter and this checklist
- ☒ Certificate of Appropriateness Application Form
- ☒ A letter/narrative statement of intent and how the project meets the applicable Historic Conservation Guidelines
- ☒ Zoning Hearing Examiner Application Form
- ☒ A letter/narrative statement required in Section 6 of the Zoning Hearing Examiner Application
- ☒ The Hamilton County Auditors record or other documentation showing property ownership
- ☐ A letter/email of permission from owners, lease, contract to purchase or other agreement demonstrating the applicant or owner's legal basis to seek the COA or Zoning Relief
- ☒ A list of the applicants' witnesses and expert witnesses who you expect to testify at the hearing or legal counsel, if any
- ☒ 8 business days before the hearing date 10 hard copies and a digital copy in one pdf or for the final board packet. Drawings must be formatted and retain the proper scale in 11x17 or 12x18.
- ☒ Other Documents or information applicant wants to present for their case
- ☒ Non-Refundable Application Fee. Checks made payable to the City of Cincinnati. \$ 621.68

All Drawings and Plans must include the following

- ☒ A graphic scale required on all drawings
- ☒ North arrows on all site, context and floor plans
- ☒ Elevations labeled with North, South, East West, front, side and rear labels
- ☒ Street names labeled
- ☒ Date and/or revision dates

Architectural Drawings and Plans

- ☒ An index of drawings located on the first sheet
- ☒ Context Map showing the building within at least a block of context
- ☒ Existing and proposed site plans including
 - Parcel/boundary lines
 - Building footprints and dimensions labeled
 - Setback dimensions from all property lines labeled
 - Existing and proposed principal and accessory buildings, including location, dimensions, and height labeled;
 - All properties and their structures immediately adjacent to the site
- ☒ Existing and proposed elevation drawings
 - Total Height from grade to top of the building
 - Total height- ASL (Above Sea Level)
- ☒ Materials labeled
- ☒ Existing and proposed floor plans and roof plans (with chimney locations)
 - Residential and Commercial Spaces labeled. Residential Spaces must be numbered.
 - Square feet of commercial spaces listed

- Location of trash storage and Utilities
- ☒ Site section and/or Site elevations including any adjacent properties
- ☒ Driveways, sidewalks, walkways, terraces, and other paved surfaces
- ☒ Existing and proposed accessory structures, including walls, fences, porches, lighting, signs, and other site improvements;
- ☒ Existing and proposed landscape areas and materials, if proposed to be altered;
- ☒ Proposed materials, textures, and colors. Include Make, model and series for proposed materials
- ☒ Labeled photos of all sides of the building and a 1 block streetscape context in all directions
- ☐ Site line drawings for any roof additions.
- ☒ A color rendering, axonometric drawings and/or perspective of the proposed construction (required on infill projects)

Required if applicable to the project

- ☐ Historic Sanborn Maps of the site
- ☐ Window brochures and cut sheet
- ☐ Roof product information (brochure)
- ☐ Garage door brochures
- ☐ Sample materials or color samples. _____
- ☒ Fence drawings of style, fence brochures or photo of a sample fence
- ☐ Signs; drawings, photo showing the sign on the building, mounting info, materials, colors and illumination
- ☐ Mature tree removal requires a letter from an arborist stating its poor health
- ☐ All written correspondence submitted by the applicant and other affected persons
- ☐ Tentative project schedule
- ☐ Egress Plan/Route to Building Code Compliance (roof decks, multi-family developments)
- ☐ _____
- ☐ _____
- ☐ _____

Demolition (full or partial) for Historic Conservation Districts and Landmarks

- ☒ Demolition Case Sheet and all required information listed on the sheet unless otherwise not required by the Urban Conservator in writing and provided with application.
- ☐ Statement of plans for the property after demolition.

Hillside Overlay Zone (CZC § 1433)

- ☒ A development plan, accompanied by a property survey, showing existing vegetation and proposed development, and where applicable, streets, drives, parking areas, walkways, heights of structure(s), location of structures, elevation and setback of proposed buildings, drainage, existing contours and proposed grading and new landscaping plans, proposed uses and square footage of uses and recreational facilities;
- ☒ A preliminary geotechnical evaluation;
- ☒ A determination of the maximum building envelope;
- ☒ Average slope/grade of the property; and
- ☒ Graphic illustrations demonstrating that the proposed improvement or new structure has not exceeded the maximum building envelope

For additional questions contact Beth Johnson, Urban Conservator at 513-352-4848 or beth.johnson@cincinnati-oh.gov

Note: The aforementioned information is general in nature. Additional information may be required by the Urban Conservator once the application is submitted. Please use this list to plan for the potential documents that could be required for a submission.



II Centennial Plaza
805 Central Avenue, Suite 500
Cincinnati, Ohio 45202
Monday- Friday 7:30 am-4 pm
(513) 352-4848
Urban.Conservator@Cincinnati-OH.gov

Office Use Only

Application #: _____
Date Accepted: _____
☐ Staff Review ☐ Board Review
☐ Paid: _____
Date Perfected: _____
Hearing Date: _____

CERTIFICATE OF APPROPRIATENESS APPLICATION

SUBJECT PROPERTY

Site Address: 1713 + 1715 Main St
Hamilton Co. Parcel ID No.: 094-0007-299 + 094-0007-306 Zoning District: RM 0.7
Historic District: OTR Overlay District: N/A

PRIMARY CONTACT INFO ☒ PROPERTY OWNER ☐ OTHER (AGENT, ATTORNEY, ARCHITECT, ETC.)

Name: Patrick Daffin
Contact Person (if legal entity): _____
Address: 1121 Clay St Apt 4
City: Cincinnati State: Ohio Zip Code: 45202
Phone: 513-310-2503 E-mail: Patrick.daffin@gmail.com

PROPERTY OWNER INFO ☒ SAME AS ABOVE

Name: _____
Contact Person (if legal entity): _____
Address: _____
City: _____ State: _____ Zip Code: _____
Phone: _____ E-mail: _____

CERTIFICATE OF APPROPRIATENESS (SELECT ALL THAT APPLY)

☒ New Construction ☐ Alteration ☒ Demolition

Provide a very brief summary of the project:

We plan to remove a small non-contributing building, a 3 car parking garage, and build a new single family home.

ZONING RELIEF ☐ Yes ☒ No

Provide a very brief summary of the zoning relief requested:

SUBMISSION REQUIREMENTS & REQUIRED ATTACHMENTS

Demolition requests must include all required demolition forms.

All applications that include requests for zoning relief must include a zoning hearing application.

All persons seeking historic tax credits must provide a copy of their approved part II tax credit application.

I certify that all statements and documents that I provide with reference to this application are accurate, complete, and true to the best of my knowledge and belief. I further acknowledge that my application shall be deemed incomplete for my failure to timely comply with any requirement of this application, which non-compliance may result in delays in the scheduling and resolution of my application.

Applicant Signature: [Signature]

Date: 9/17/2020



II Centennial Plaza
805 Central Avenue, Suite 500
Cincinnati, Ohio 45202
Monday- Friday 7:30 am- 4 pm
513-352-1559
Boards@cincinnati-oh.gov

ZONING HEARING EXAMINER

Application for Zoning Relief

Office Use Only

Case Number: _____

Hearing Date: _____

Section 1. SUBJECT PROPERTY

ADDRESS 1713 + 1715 Main St COMMUNITY OTR
PARCEL ID(S) 094-0007-0299-00 + 094-0007-0300-00 HILLSIDE DISTRICT: ☒ Yes ☐ No
BASE ZONING CLASSIFICATION RM 0.7 ZONING OVERLAY (if applicable) _____
HISTORIC DISTRICT: ☐ No ☒ Yes: (name) Over the Rhine Historic District
☐ Non-Residential Project ☒ Residential Project (RCO) One -, Two -, and Three- Family Dwelling

Section 2. APPLICANT

NAME Patrick Daffin CONTACT PERSON (if legal entity) _____
ADDRESS 1121 Clay St Apt 4 CITY Cincinnati STATE OH ZIP 45202
EMAIL Patrick.daffin@gmail.com RELATIONSHIP TO OWNER (if not owner) _____
TELEPHONE 513-310-2503

Section 3. OWNER

NAME Patrick Daffin CONTACT PERSON (if legal entity) _____
ADDRESS 1121 Clay St Apt 4 CITY Cincinnati STATE OH ZIP 45202
EMAIL Patrick.daffin@gmail.com RELATIONSHIP TO OWNER (if not owner) _____
TELEPHONE 513-310-2503

Section 4. NATURE OF RELIEF REQUESTED. (select all that apply)

☒ Variance ☐ Special Exception ☐ Conditional Use ☐ Use Variance
☐ Expansion or Substitution of Non Conforming Use ☒ Hillside Overlay District Permission
☐ Urban Design Overlay District Permission ☐ DD District Phased Development Approval

Section 5. BRIEF DESCRIPTION OF PROPOSED PROJECT (Do not write "see attached" or leave blank. You may attach a longer statement to this application if the space provided is insufficient to describe your proposed project)

I plan to remove the non-contributing building from the site, and replace it with a single family home. The new build will be a slightly larger footprint from the existing structure. (Adding 4' to the north) The new build was designed to fit into the historic fabric of the neighborhood.

Section 6. SUMMARY OF REASONS WHY RELIEF SHOULD BE GRANTED.

You must provide a written statement explaining how the proposed project meets the standards for all relief requested. Separate instructions for preparing this statement are attached. If you fail to follow the instructions for your type of request, your application may be denied.

Section 7. SIGNATURE. The undersigned does hereby certify that the information provided in connection with this application is, to the best of his or her knowledge, true and correct.

Print Name Patrick Daffin Signature [Signature] Date 9/10/2020

Section 8. ADDITIONAL DOCUMENTATION SUBMISSION REQUIREMENTS.

If you fail to complete the application or provide all information requested, your application may be denied. All application transactions must be completed by 4:00pm. No exceptions.

<input type="checkbox"/>	Submit two (2) paper copies collated, single sided and bound together, and one (1) digital copy in PDF format of all the documents listed below.
<input type="checkbox"/>	All documents (forms, letters, etc.) must be formatted to 8.5x11. Plans or drawings may be formatted to 11x17 or 12x18, but no larger sizes will be accepted.
<input type="checkbox"/>	Zoning Hearing Examiner application.
<input type="checkbox"/>	Denial letter from Zoning Department, or signed letter from a Zoning Plans Examiner.
<input type="checkbox"/>	Written statement required in Section 6 of application.
<input type="checkbox"/>	Applications requesting development permission in a Hillside Overlay District must meet the additional requirements found in Cincinnati Municipal Code 1433-15. Please ensure your application meets these requirements.
<input type="checkbox"/>	Accurate drawings, plans or surveys (including a graphic scale) showing boundaries, dimensions, areas, topography, and frontage of the property involved, as well as the location and dimensions of all structures existing and proposed from the nearest property lines. When landscaping is required by the zoning code, a landscaping plan must be provided.
<input type="checkbox"/>	Detailed information (such as photographs, elevations, specifications) fully depicting the exterior appearance of the existing and proposed project, including parking and access, exterior lighting, landscaping, and signs involved in the application.
<input type="checkbox"/>	The Hamilton County Auditor's record showing ownership of the property. If the Hamilton County Auditor's official records do not list the applicant or owner as the owner of the property, please provide a lease, contract to purchase, or other agreement demonstrating the applicant or owner's legal basis to seek the relief requested.
<input type="checkbox"/>	A list of witnesses and expert witnesses who you expect to testify at the hearing on this application.
<input type="checkbox"/>	Other documents or information you intend to introduce at the hearing on this application.
<input type="checkbox"/>	A non-refundable application fee - a check made payable to "City of Cincinnati." <ul style="list-style-type: none">• \$900.00 for Use Variances• Variances, including <i>Special Exception, Conditional Use, Expansion or Substitution of Non-Conforming Use, Hillside & Urban Design Overlay and DD District</i> are as follows: \$300.00 for Residential Projects (RCO) One -, Two -, and Three- Family Dwelling \$500.00 for Non-residential Projects (Non-RCO)

To help avoid delays, it is strongly suggested that you present your application to neighboring property owners and any interested neighborhood community groups prior to the hearing on your application. This will give you a prior opportunity to address your neighbors' concerns or objections and can facilitate the approval of your application.

Revised 09.17.2019

Dusty Rhodes, Hamilton County Auditor

generated on 9/17/2020 9:35:20 AM EDT

Property Report

Parcel ID
094-0007-0299-00

Address
1713 MAIN ST

Index Order
Parcel Number

Tax Year
2019 Payable 2020

Property Information

Tax District	001 - CINTI CORP-CINTI CSD	Images/Sketches 
School District	CINCINNATI CSD	
Appraisal Area	01801 - OVER THE RHINE 01	
Land Use	599 - OTHER RESIDENTIAL STRUCTU	
Owner Name and Address	DAFFIN OTR LLC 5930 COUNTRYMEADOW LN CINCINNATI OH 45233 (call 946-4015 if incorrect)	Total Tax \$261.08
Mailing Name and Address	DAFFIN OTR LLC 1121 CLAY ST APT 4 CINCINNATI OH 45202 (call 946-4800 if incorrect)	
Assessed Value	3,130	
Effective Tax Rate	83.385380	
Property Description		
NWC MAIN & PEETE STS 23.48 X 62.50 IRR		

Appraisal/Sales Summary

Year Built	0
Total Rooms	0
# Bedrooms	0
# Full Bathrooms	0
# Half Bathrooms	0
Last Sale Date	2/1/2016
Last Sale Amount	\$6,500
Conveyance Number	100848
Deed Type	WD - Warranty Deed (Conv)
Deed Number	
# of Parcels Sold	1
Acreage	0.021

Tax/Credit/Value Summary

Board of Revision	No
Rental Registration	No
Homestead	No
Owner Occupancy Credit	No
Foreclosure	No
Special Assessments	Yes
Market Land Value	8,840
CAUV Value	0
Market Improvement Value	100
Market Total Value	8,940
TIF Value	6,840
Abated Value	0
Exempt Value	0
Taxes Paid	\$261.08
Tax as % of Total Value	2.576%

Notes

1) 12-7-04 30 YEAR TIF ABATEMENT BEGAN 2003 THRU 2032

Dusty Rhodes, Hamilton County Auditor

generated on 9/17/2020 9:35:57 AM EDT

Property Report

Parcel ID
094-0007-0300-00

Address
1715 MAIN ST

Index Order
Parcel Number

Tax Year
2019 Payable 2020

Property Information

Tax District 001 - CINTI CORP-CINTI CSD	School District CINCINNATI CSD	Images/Sketches 
Appraisal Area 01801 - OVER THE RHINE 01	Land Use 500 - RESIDENTIAL VACANT LAND	
Owner Name and Address DAFFIN PATRICK & JEFF GRANGER 1121 CLAY ST APT 4 CINCINNATI OH 45202 (call 946-4015 if incorrect)	Mailing Name and Address DAFFIN PATRICK & JEFF GRANGER 1121 CLAY ST APT 4 CINCINNATI OH 45202 (call 946-4800 if incorrect)	
Assessed Value 1,070	Effective Tax Rate 83.385380	
Property Description 1715 MAIN ST 26.25 FT IRR PT BLK A DORSEY RED SUB		Total Tax \$869.35

Appraisal/Sales Summary

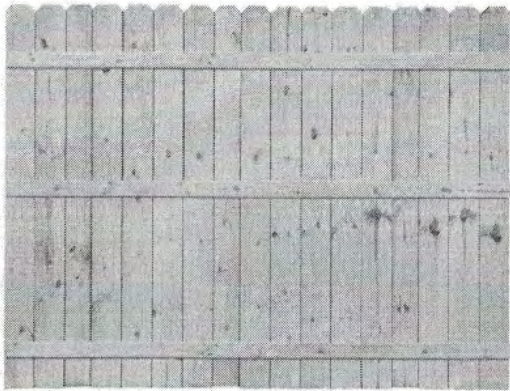
Year Built	
Total Rooms	
# Bedrooms	
# Full Bathrooms	
# Half Bathrooms	
Last Sale Date	9/11/2020
Last Sale Amount	\$5,000
Conveyance Number	244183
Deed Type	WD - Warranty Deed (Conv)
Deed Number	
# of Parcels Sold	2
Acreage	0.015

Tax/Credit/Value Summary

Board of Revision	No
Rental Registration	No
Homestead	No
Owner Occupancy Credit	No
Foreclosure	No
Special Assessments	Yes
Market Land Value	3,060
CAUV Value	0
Market Improvement Value	0
Market Total Value	3,060
TIF Value	1,860
Abated Value	0
Exempt Value	0
Taxes Paid	\$91.51
Tax as % of Total Value	2.576%

Notes

1) 12-7-04 30 YEAR TIF ABATEMENT BEGAN 2003 THRU 2032



Proposed
6' Privacy
Fence

Share Save to List Print

6 ft. H x 8 ft. W Pressure-Treated Pine Dog-Ear Fence Panel

(592) Write a Review Questions & Answers (199)

- Pressure-treated to resist termites and fungal decay
- Panel comes pre-assembled for easy, DIY installation
- Dog ear panel provides privacy and adds beauty to your home

\$53⁵⁴

☐ **GET EXPERT IN-HOME INSTALLATION**
A local pro will take care of the job for you.
What to Expect

Request a Quote

How to Get It

Buy in Store Visit your store to check availability	Ship to Home Not available for this item	Scheduled Delivery \$79.00
---	--	--

Schedule Express Delivery at your convenience.
How It Works



Patrick Daffin
1121 Clay St Apt 4
Cincinnati, OH 45202
513-310-2503
Patrick.daffin@gmail.com

9/17/2020

Cincinnati Historic Conservation Board:

The proposed new build would remove a single story 3 door parking structure, a non-contributing building. The existing building is too small to park cars in, and is used purely for storage. The new building would be constructed on the same footprint, but expanded 5 feet to the northwest. This would allow for the garage to accommodate vehicles. It would expand the interior dimension from 17 feet to 22 feet.

The design of the new building was laid out with the historic nature of the neighborhood at the forefront. The building is a tall narrow building as was and is typical in this area. Large windows were laid out evenly in a grid like pattern on the building. A painted wood cornice is shown to replicate the historic painted metal cornices that are typical of the Italianate architecture that defines the OTR historic district. Stone headers are shown on the Main St facing windows, another typical Italianate feature.

After reviewing and adjusting the design with the feedback from the City of Cincinnati Urban Conservator, we believe this project will greatly add to the building fabric of the neighborhood. We also feel that the project will help to stimulate additional growth in a budding development pocket north of Central Parkway.

Sincerely,

Patrick Daffin
Property Owner and Project Manager



Patrick Daffin
1121 Clay St Apt 4
Cincinnati, OH 45202
513-310-2503
Patrick.daffin@gmail.com

9/17/2020

Zoning Hearing Examiner:

The proposed new build would remove a single story 3 door parking structure, a non-contributing building. The existing building is too small to park cars in, and is used purely for storage. The new building would be constructed on the same footprint, but expanded 5 feet to the northwest. This would allow for the garage to accommodate vehicles. It would expand the interior dimension from 17 feet to 22 feet.

The variances requested include the exception from the building setback on each side. The property once consolidated will be too small to accommodate the code setbacks. Additionally, the historic fabric of this neighborhood was built without those setbacks in mind. In order to make the site buildable and match the neighboring historic buildings, we are asking for a variance from the building setbacks.

Additionally, we ask for a variance from the cut/fill height requirement. The project will require 5 feet of excavation to accommodate the larger footprint of the building. We also plan to fill 5 feet to the rear of the property. This fill will allow us to bring the grade up to the first floor of the building on the backside. This will then allow for the yard to be sloped back to the grade at the property line. We want to provide this fill to prevent runoff from damaging the northeast side of the new build and maintain the existing flow of runoff from the site.

Lastly, we are asking for a variance on the height restriction in a RM0.7 Zoning District. You can see the attached map and photos of the surrounding properties. Almost all of the surrounding properties exceed the 35' height restriction, and many fall in the 45'-50' range, which we are asking to construct to. We would like to build to this height due to the size of the lot and the slope of the property. We are hoping to match the height of surrounding buildings for aesthetic and functional purposes.

The request for the variances on this project is intended for the public interest. This project will activate an otherwise unusable parcel. It will bring an additional family as residents to the City of Cincinnati, and will provide additional tax dollars to the city.

The existing conditions that require these variances to the code to allow for the construction of this project are not the result of the property owner. They are the result of the existing street configuration and the slope of the property.

Due to the hillside overlay district the follow were done to meet requirements. The design is taller than it is wide. Mechanical equipment will be located in the back yard, with one small condensing unit located on the roof deck where it can be hidden from the line of site. The new vegetation that will be planted, both on the roof, and in the back yard will increase the retention of water on the site. Additionally, at this low point on the hillside, the project has a significantly reduced impact to the hillside.

Sincerely,

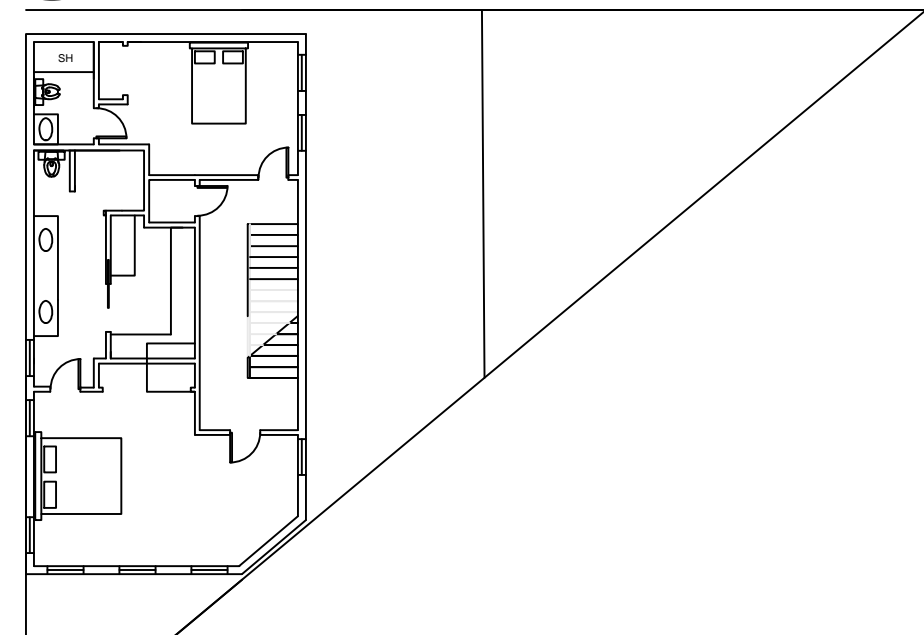
Patrick Daffin. PE
Property Owner and Project Manager

PEETE ST

MAIN ST



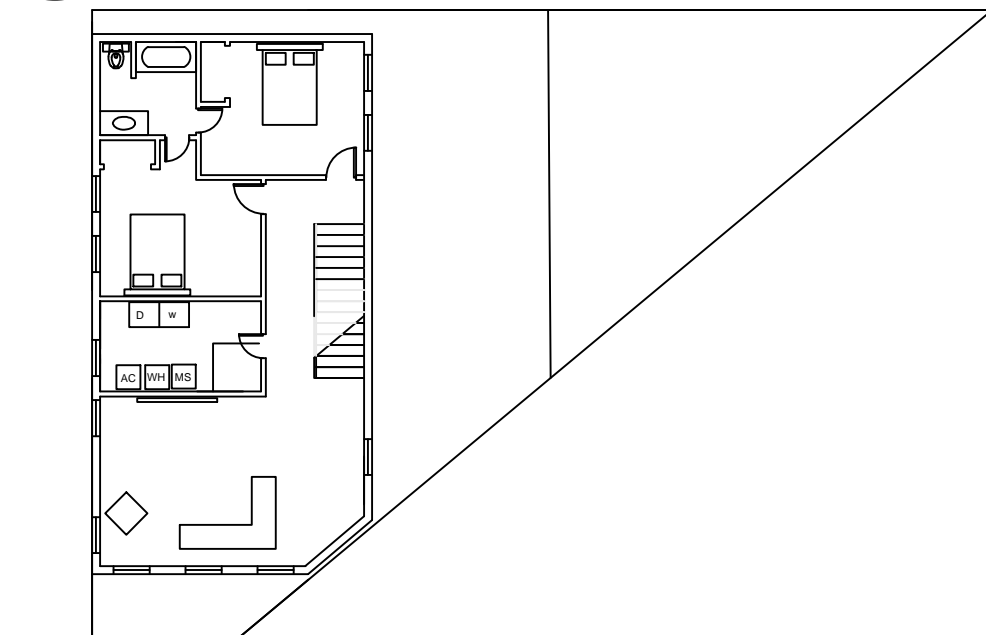
NEW WORK GARAGE FLOOR PLAN



NEW WORK SECOND FLOOR PLAN



NEW WORK FIRST FLOOR PLAN



NEW WORK THIRD FLOOR PLAN



NEW WORK FOURTH FLOOR PLAN

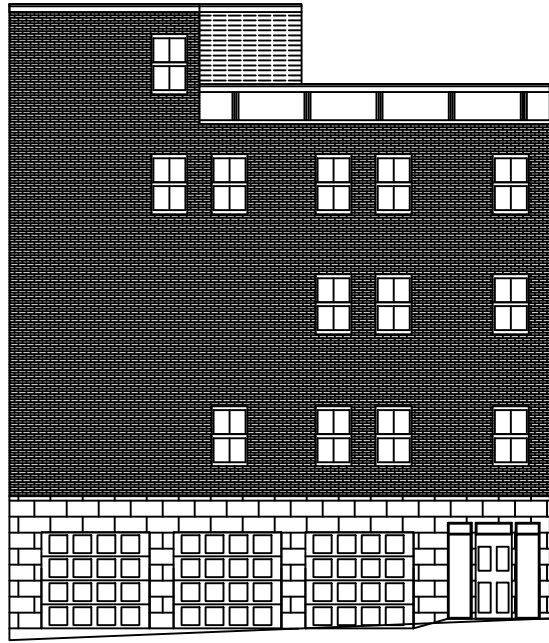
SHEET INDEX	
A1	FLOOR PLANS
A2	ELEVATIONS
S1	SITE PLAN
S2	SITE PLAN



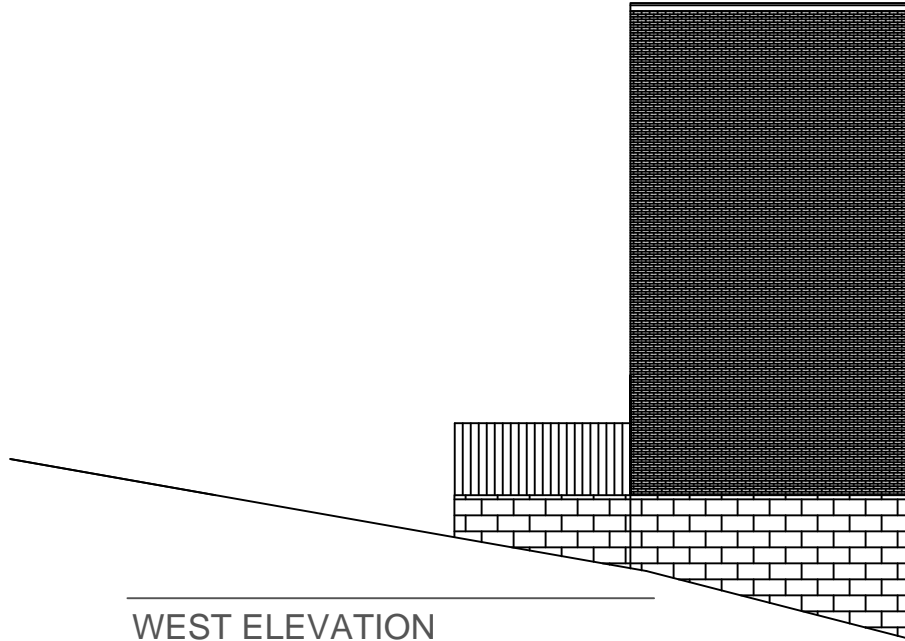
DAFFIN ENGINEERING

1121 CLAY ST.
CINCINNATI, OH 45202

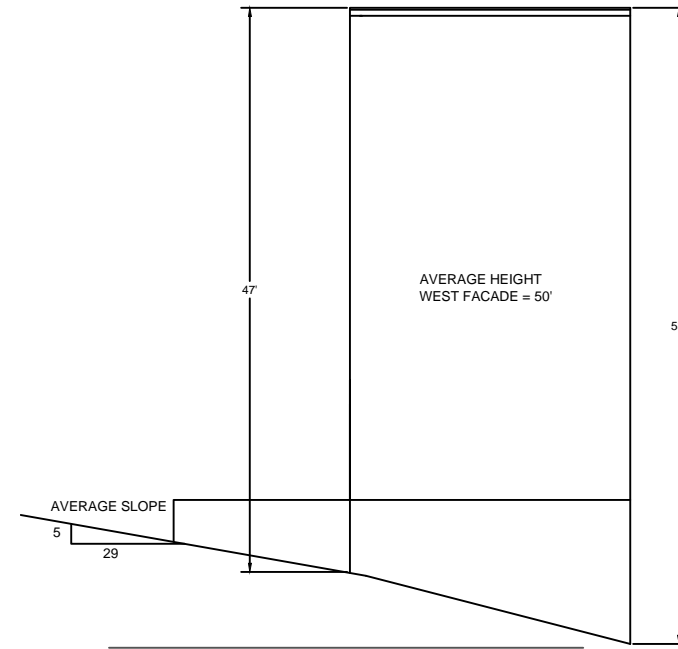
DATE	9/17/2020
PROJECT NAME	DAFFIN-GRANGER HOME
ADDRESS	1713 MAIN ST CINCINNATI, OH 45202
SHEET NAME	FLOOR PLANS
SCALE	1/16"=1'-0"
DWG NUMBER	A1



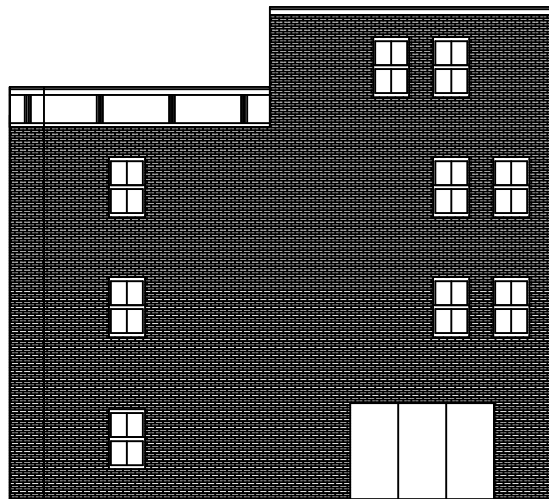
SOUTH ELEVATION



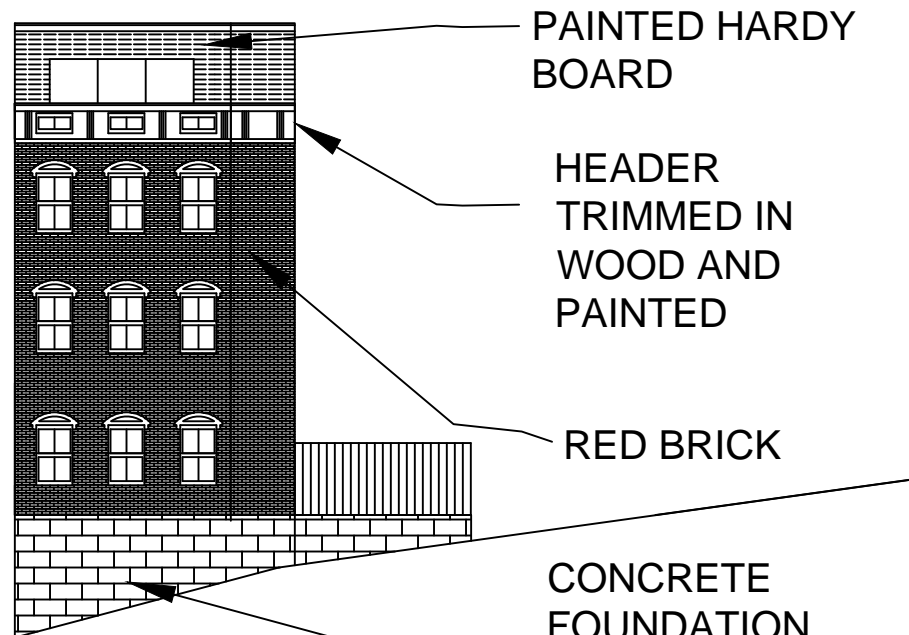
WEST ELEVATION



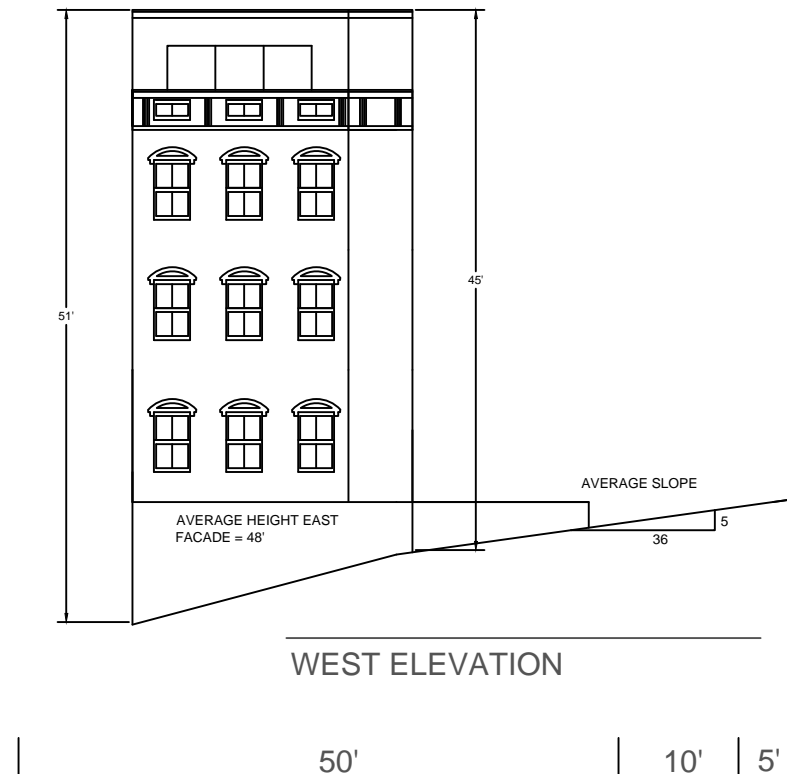
EAST ELEVATION



NORTH ELEVATION



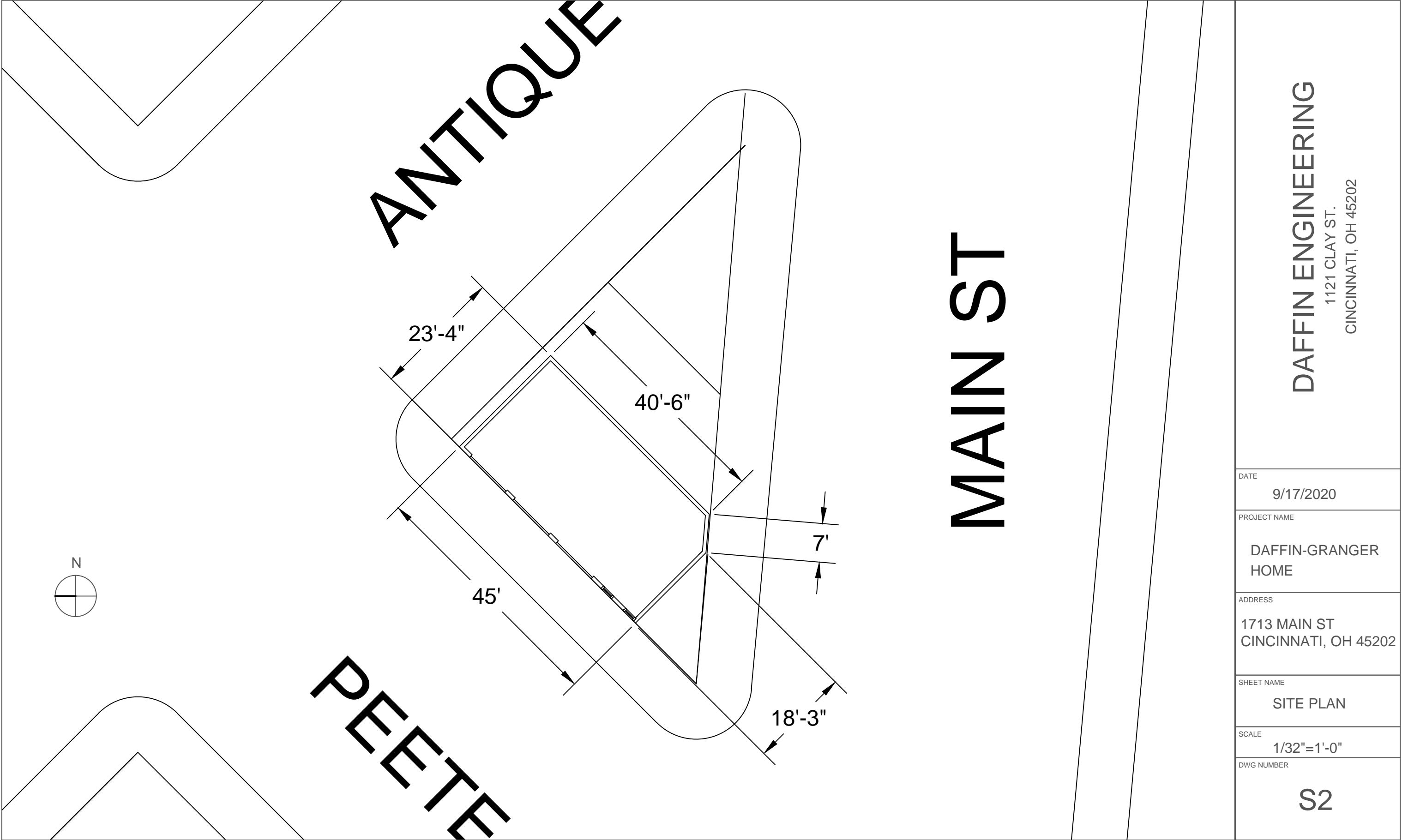
EAST ELEVATION



WEST ELEVATION

DAFFIN ENGINEERING
1121 CLAY ST.
CINCINNATI, OH 45202

DATE	9/17/2020
PROJECT NAME	DAFFIN-GRANGER HOME
ADDRESS	1713 MAIN ST CINCINNATI, OH 45202
SHEET NAME	ELEVATIONS
SCALE	1/16"=1'-0"
DWG NUMBER	A2



DAFFIN ENGINEERING
1121 CLAY ST.
CINCINNATI, OH 45202

DATE	9/17/2020
PROJECT NAME	DAFFIN-GRANGER HOME
ADDRESS	1713 MAIN ST CINCINNATI, OH 45202
SHEET NAME	SITE PLAN
SCALE	1/32"=1'-0"
DWG NUMBER	S2

New Build at 1713 Main St

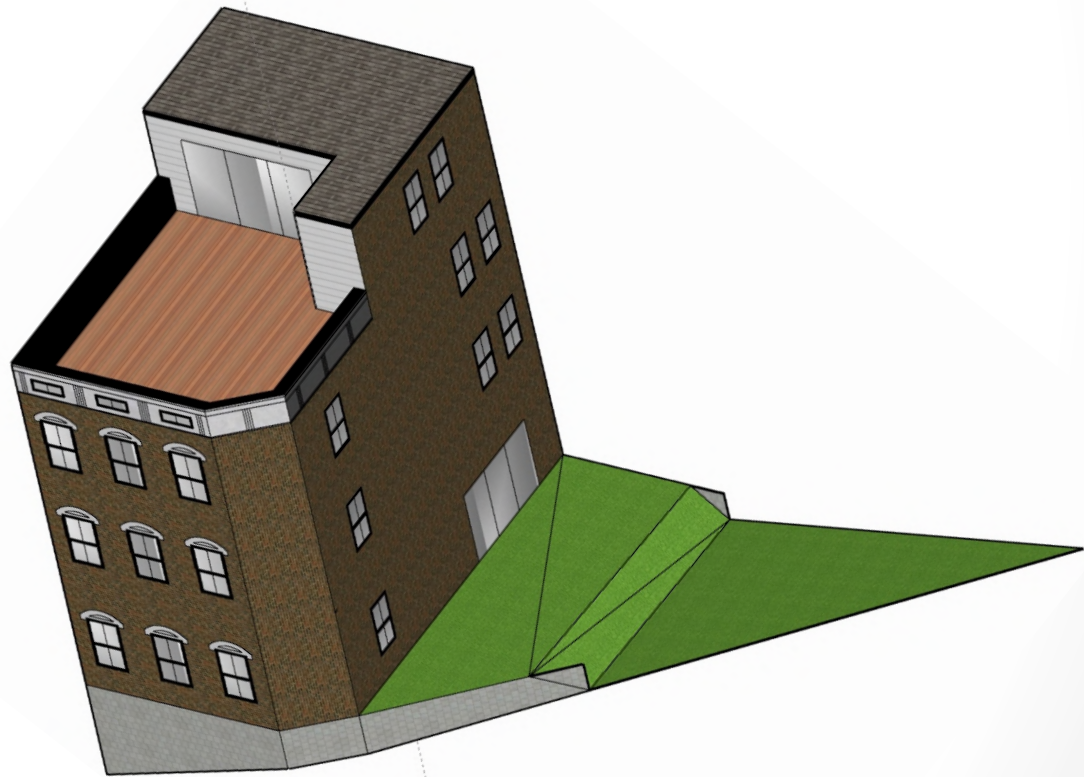
To be built by owner, Patrick Daffin PE

Rendering from west corner looking east



000095

Rendering from above on east corner looking west



000096

Rending from southeast looking northwest



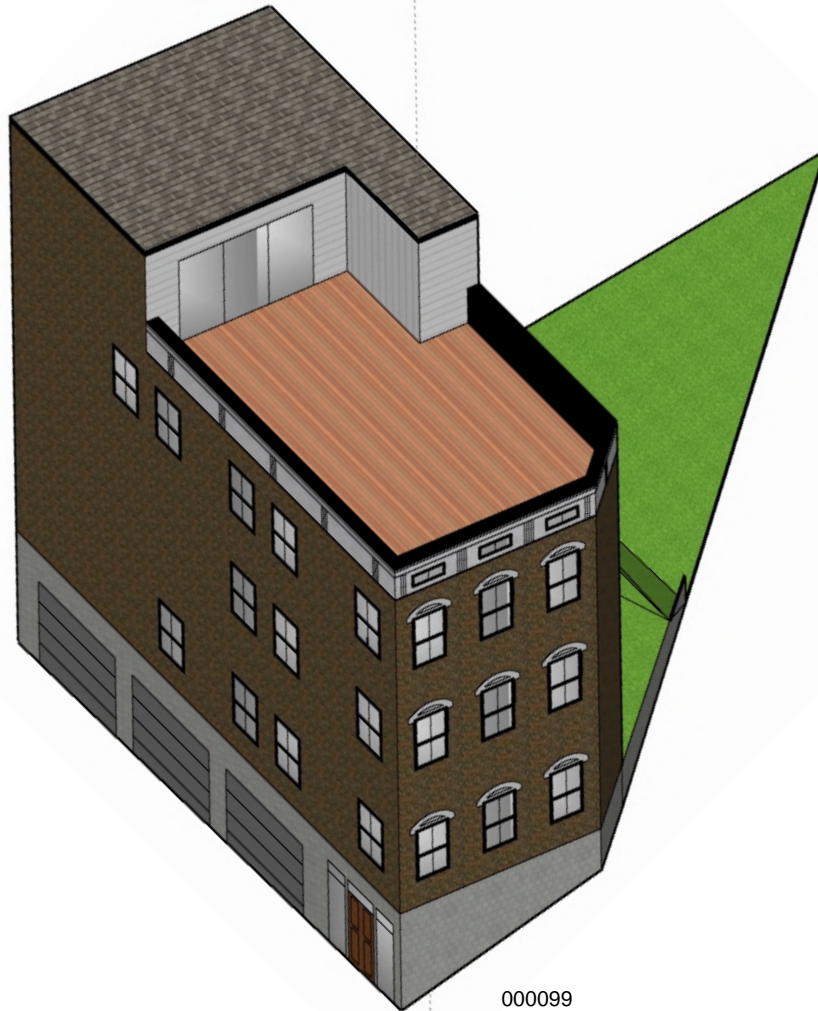
000097

Rendering from south corner looking north



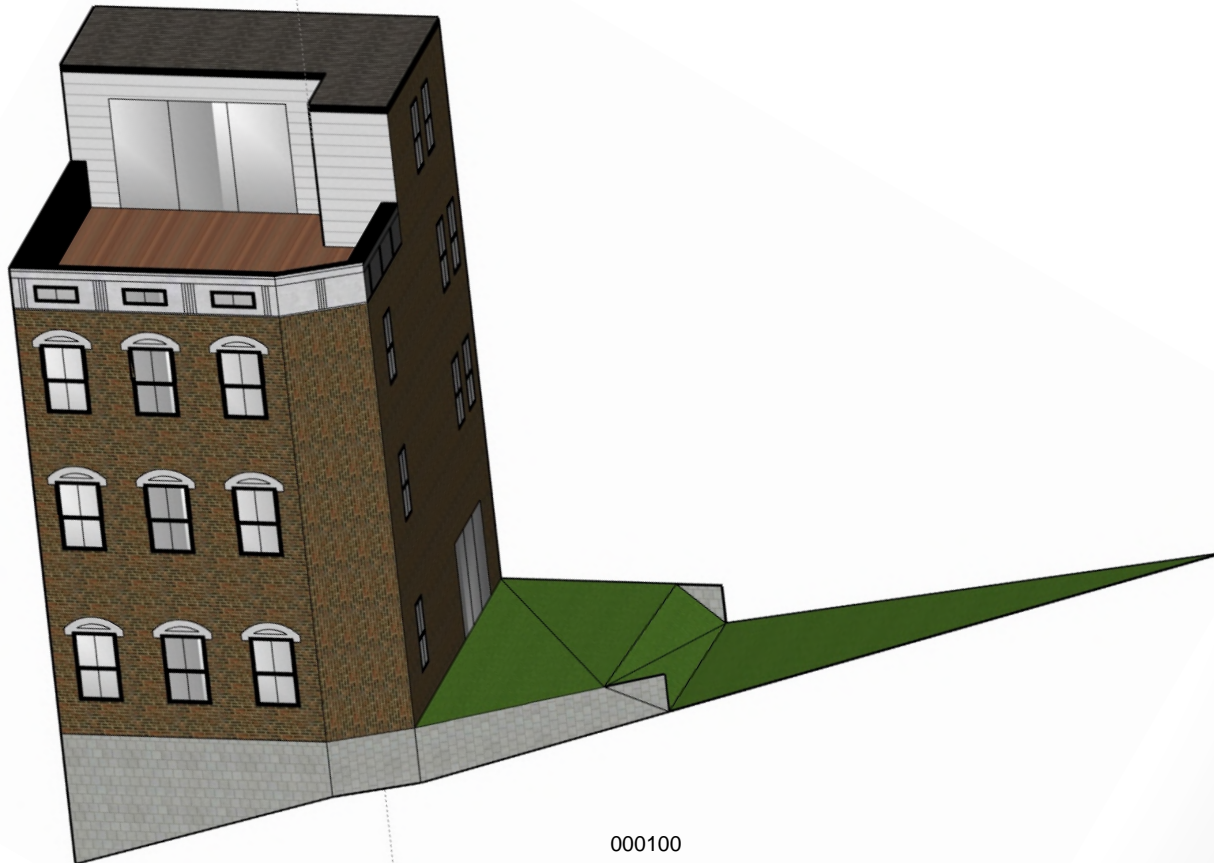
000098

Rendering from above on south corner looking north



000099

Rendering from east corner looking west



000100

Photos of 1713 Main St

Looking south from the same spot as the adjacent photo



Looking north from Main St to 1713 Main



Photos of 1713 Main St

**Looking west down Peete St
with 1713 on the right**



**Looking west down Peete St
with 1713 on the right**



Photos of 1713 Main St

**Looking west down Peete St
with 1713 on the right**



**Looking west down Peete St
with 1713 on the right**



Photos of 1713 Main St

**Looking north at the corner of
Peete and Main**



**Looking east at the corner of
Peete and Main**

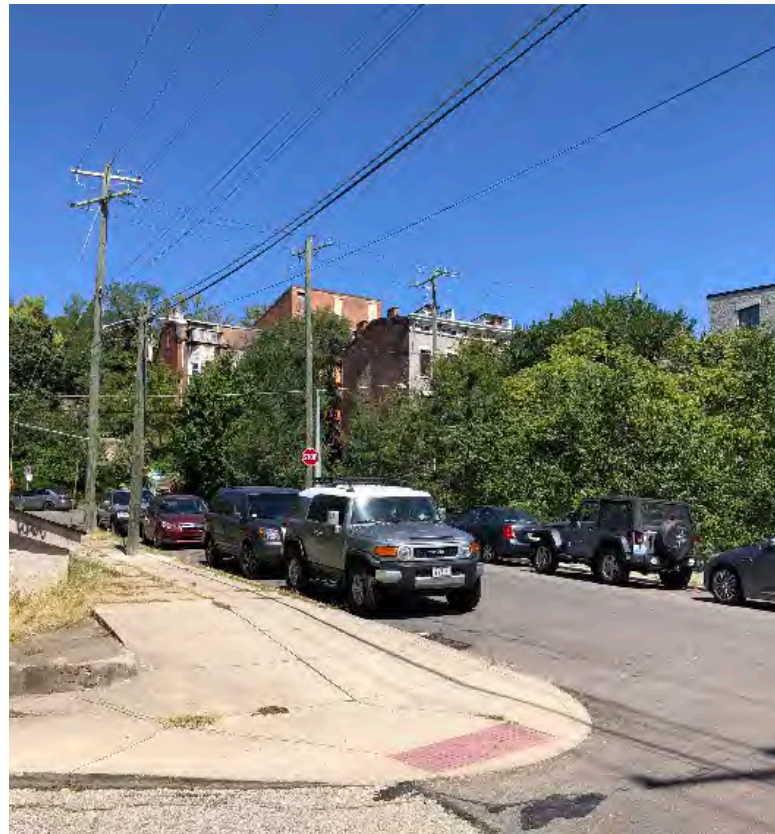


Photos of 1713 Main St

Looking southeast at the corner
of Peete and Main



Looking north at the corner of
Peete and Main



Photos of 1713 Main St

**Looking south at the corner of
Peete and Antique**



**Looking southwest at the corner
of Peete and Antique**



Photos of 1713 Main St

Looking east at the corner of
Peete and Antique



Looking northeast at the corner
or Peete and Antique



Photos of 1713 Main St

Looking northeast at the corner
of Peete and Antique



Looking north at the corner
of Peete and Antique

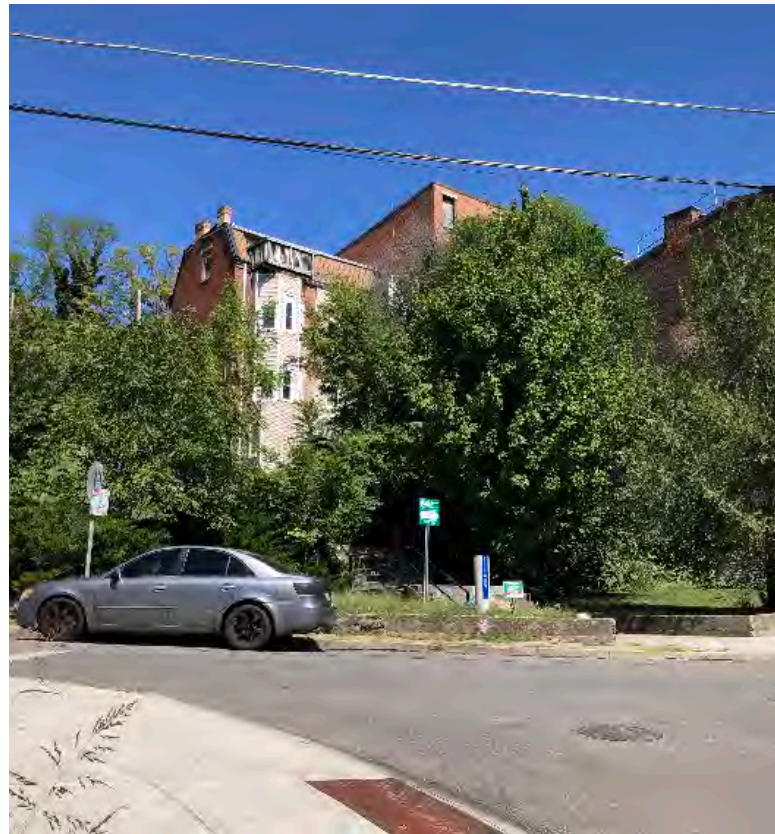


Photos of 1713 Main St

**Looking east at the corner of
Main and Antique**



**Looking north at the corner of
Main and Antique**

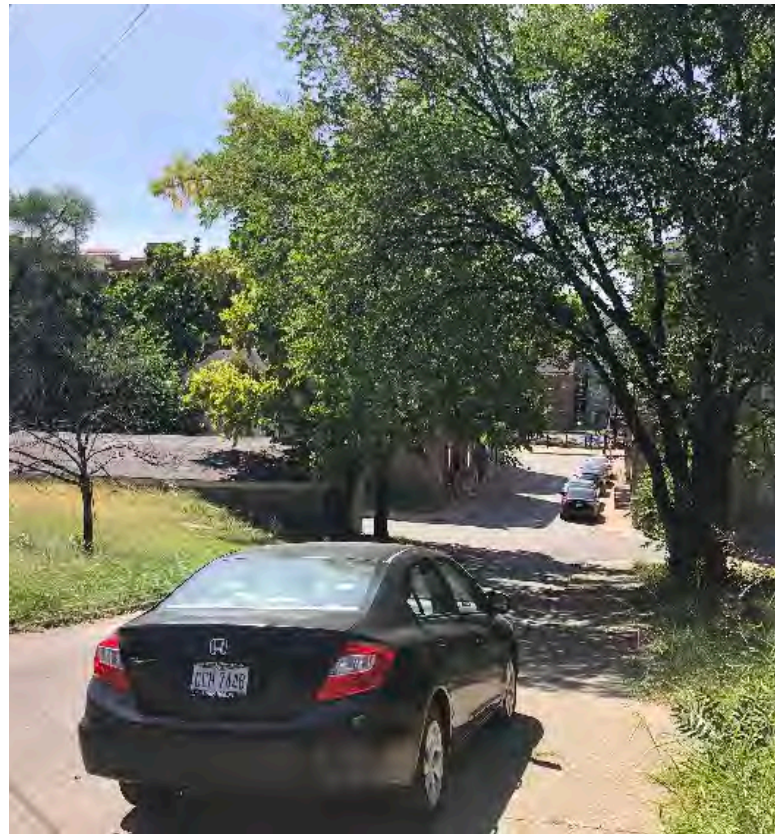


Photos of 1713 Main St

**Looking south at the corner of
Main and Antique**



**Looking southwest at the corner
of Main and Antique**



Photos of 1713 Main St

**Looking southwest at the corner
of Main and Antique**



**Looking south at the corner of
Main and Antique**



Photos of 1713 Main St

**Looking southwest at the corner
of Main and Antique**



**Looking southwest from Main St
just north of the intersection of
Main and Peete**





Alt & Witzig Engineering, Inc.

6205 Schumacher Park Drive • West Chester, Ohio 45069
(513) 777-9890 • Fax (513) 777-9070

September 23, 2020

Daffin Engineering
1121 Clay Street
Cincinnati, Ohio 45202
Attn. Mr. Patrick Daffin

RE: Preliminary Geotechnical Evaluation
Main Street Residence
1713 Main Street
Cincinnati, Ohio
Alt & Witzig File No.: 20CN0278

Dear Mr. Daffin:

As per your request, Alt & Witzig has performed a preliminary geotechnical evaluation of proposed redevelopment of 1713 Main Street in Cincinnati, Ohio. The purpose of the evaluation is to offer preliminary geotechnical conditions/concerns of the site as they pertain to the residential construction and hillside stability.

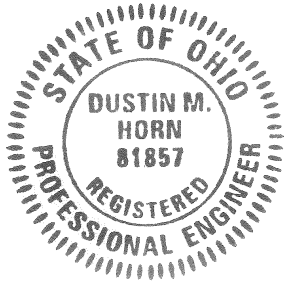
The property sits on the triangular lot surrounded by Main, Peete, and Antique Streets. At the time of this letter, the property was occupied by a single story garage that was built into the hillside. We understand that the proposed construction will include demolition of the existing structure and construction of a 4 story residence with a walkout elevation in the rear of the home. The new structure will have a similar footprint size to the existing garage. Final elevations of the home have been determined at the time of this report.

The lot sits on a lightly sloping terrain and is surrounded by structures supported on a similar topography. Soil composition on the lot is unknown. However, information available for the *web soil survey* indicates the property to reside in the Urban Land – Alfic Udarents complex, which consists of a shallow layer of flaggy clay (clay with limestone cobbles) underlain by bedrock. Given the urban nature of the site, shallow soil conditions are expected to vary. Bedrock will consist of interbedded layers of weathered shale and limestone and is anticipated in the upper 10 to 15 feet.

Based on our understanding of the proposed construction and expected soil conditions, the property is suitable for the proposed construction and the development will not negatively impact the stability of slopes on and surrounding the subject property.

Main Street Residence
Alt & Witzig Project Number 20CN0278
September 23, 2020
Page 2

If we can give further service in these matters, please contact us at your convenience.



Respectfully submitted,
ALT & WITZIG ENGINEERING, INC.

A handwritten signature in black ink that reads "Dustin Horn".

Dustin Horn, P.E.
Project Manager